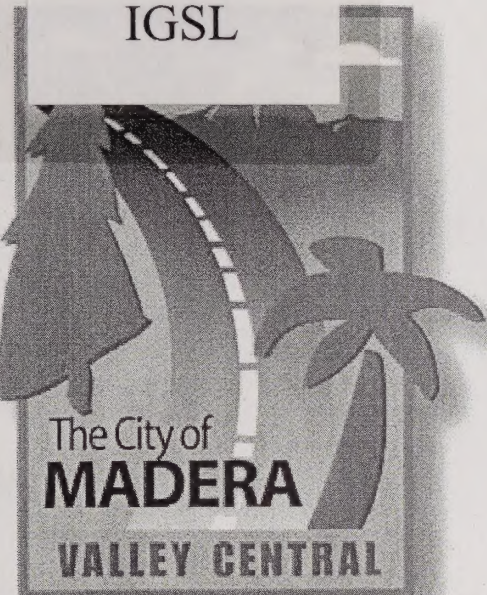


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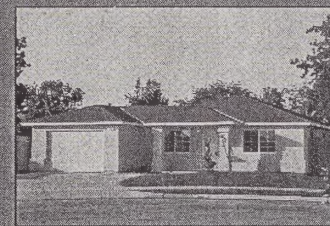
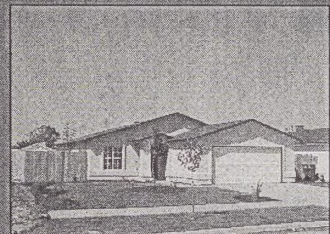
City of Madera Housing Element

Housing Element of the General Plan

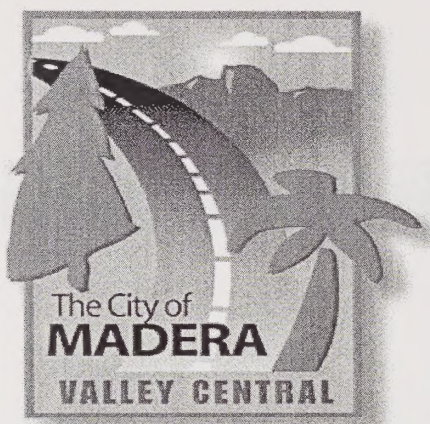
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December 9, 2003



City of Madera **Housing Element Update**

Public Hearing Draft Housing Element

Prepared by:

**MADERA COMMUNITY DEVELOPMENT DEPARTMENT
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December 9, 2003



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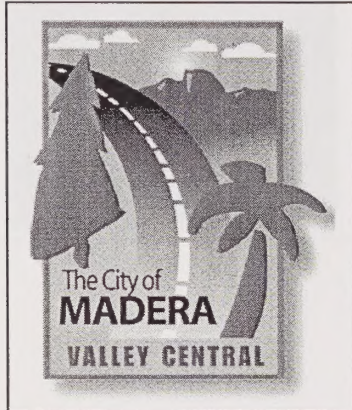
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PART I: BACKGROUND REPORT

INTRODUCTION



The City of Madera last updated its Housing Element in September 1993. The Element was subsequently "certified" as legally adequate by the California Department of Housing and Community Development (HCD). The document was intended to serve a planning period from 1992 to 1997, but State law extended the housing element planning period to 2002 due to a Statewide slowdown in housing construction during the 1990s. This Housing Element is a comprehensive update of the 1993 Housing Element.

Upon its adoption, this Element will become part of the General Plan, which was updated in October 1992. The General Plan includes the following elements: Community Development Element (including land use; transportation, circulation, and traffic, housing, drainage, water, and sewerage systems and solid waste management); Resource Management Element; and Hazardous Waste Management Element (including safety and noise). The adoption of this Housing Element may necessitate revisions of some of the other General Plan elements to maintain consistency with those elements as mandated by State law.

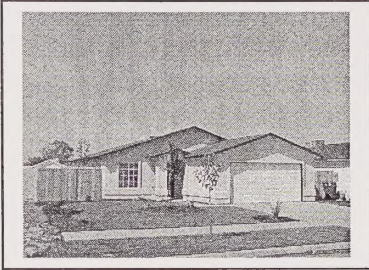
OVERVIEW OF STATE REQUIREMENTS



State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.



State Housing Law (Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. This report is an update of the Housing Element previously adopted in 1993.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exaction's required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, the homeless, and families with female heads of households.

- Analysis of opportunities for energy conservation with respect to residential development.

The Background Report of the Housing Element identifies the nature and extent of the City's housing needs which in turn provides the basis for the City's response to those needs in the Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The following sections satisfy these requirements and provide the foundation for the goals, policies, implementation programs, and quantified objectives. The Housing Element Background Report is organized as follows:

- Demographics and Employment Characteristics and Trends
- Housing and Household Characteristics
- Housing Overpayment
- Future Housing Needs
- Resource Inventory
- Energy Conservation Opportunities
- Current and Past Housing Programs in Madera
- Evaluation of Existing Housing Element Accomplishments

These chapters draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 1990 and 2000 U.S. Census (some of the 2000 census data was not available at the time this report was prepared), the California Department of Finance, and City of Madera records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Madera comes from City staff, other public agencies, and a number of private sources.

GENERAL PLAN AND HOUSING ELEMENT DIFFERENCES

The housing element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (5-year timeframe) of the housing element. Local governments are also required to submit draft and adopted housing elements to the California Department of Housing and Community Development (HCD) for review for compliance with State law. This review ensures that the housing element meets numerous State mandates. Should the City satisfy these requirements, the State will "certify" that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences (e.g., reduced access to infrastructure, transportation, and

housing funding, vulnerable to lawsuits) that extend beyond the realm of residential land use planning.

DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

The purpose of this discussion is to establish the baseline population and employment characteristics for the City of Madera. The data for City of Madera are presented wherever possible alongside comparable data for Madera County and the State of California. This facilitates an understanding of the City's characteristics by illustrating how the City is similar to, or differs from, the county and the state in various aspects related to demographic characteristics and needs.

POPULATION

The City's 2000 population was 43,207, an increase of nearly 14,000 people since 1990. The City's average annual growth rate of 4% is faster than both the County and California.

Table I-1 indicates the historic population trends for the City of Madera. As shown in the table, during the past 10 years the City has experienced the greatest amount of growth since the 1940s. Between 1990 and 2000 the City experienced a 47.6 percent increase.

Table I-1
Historic Population, 1910 - 2000

Year	Population	Change	% Change
1910	2,404	-	-
1920	3,444	1,040	43.3%
1930	4,665	1,221	35.5%
1940	6,457	1,792	38.4%
1950	10,497	4,040	62.6%
1960	14,430	3,933	37.5%
1970	16,044	1,614	11.2%
1980	21,732	5,688	35.5%
1990	29,281	7,549	34.7%
2000	43,207	13,926	47.6%

Source: U.S. Census, 1910- 2000.

Table I-2 compares the City of Madera with Madera County, and California for the 1990 and 2000 U.S. Census for population, household, and housing unit growth.

The City of Madera experienced a 4.0 percent annual average population growth rate from 1990 to 2000, which is actually somewhat higher than what was experienced by Madera County (3.4 percent) and three times the growth rate for California (1.3 percent) as a whole during this period. The total number of households and the number of housing units also increased at a significantly higher annual rate than was the case with California. During that period, the City experienced a 4.3 percent annual average growth rate compared to the County's 2.7 percent, and the state's 0.9 percent.

The City's median age in 2000 of 26.2 is also somewhat lower than the County and state median ages of 32.7 and 33.3, respectively.

Between 1990 and 2000, the City's households increased significantly in size. The 2000 average household size of 3.57 is significantly higher than the state average of 2.87.

Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In the City of Madera, the 2000 average household size was 3.57 persons, somewhat higher than both the County and State's average of 3.18 and 2.87 persons, respectively. The City's average household size in 2000 was significantly higher than its 1990 size of just 2.97. This trend in increasing household size can be attributed to the increase in birth rates of families and the possible immigration of younger families that have children. This may also explain the significant increase in population between 1990 and 2000 as was revealed previously in Table I-1.

Table I-2
Population and Household Trends for City of Madera, Madera County, and California, 1990-2000

	Madera			Madera County			California		
	1990	2000	Average Annual Growth Rate: 1990-2000	1990	2000	Average Annual Growth Rate: 1990-2000	1990	2000	Average Annual Growth Rate: 1990-2000
Population	29,281	43,207	4.0%	88,090	123,109	3.4%	29,760,021	33,871,648	1.3%
Median Age	-	26.2	-	-	32.7	-	-	33.3	-
Total Households	9,159	11,978	2.7%	28,370	36,155	2.5%	10,381,206	11,502,870	1.1%
Household Population	27,202	42,769	4.6%	-	115,009	-	29,008,161	33,051,894	1.3%
Group Quarters Population	409	438	0.7%	1,677	8,100	17.1%	751,860	819,754	0.9%
Persons Per Household	2.97	3.57	-	3.05	3.18	-	2.79	2.87	-
Housing Units	8,239	12,521	4.3%	30,831	40,387	2.7%	11,182,882	12,214,549	0.9%

Sources: 1990 U.S. Census (STF 1A); U.S. Census 2000, Table DP-1 Profile of General Demographic Characteristics: 2000

Table I-3 shows the DOF-estimated population and housing units for the City of Madera, which is a lower estimate than the 2000 Census, for each year from 1990 to 2000. As indicated in this table, the City has had a steady annual increase in population since 1990, with a total increase of 8,302 between 1990 and 2000. The City has also experienced a similar pace in the growth of its housing units during that same period.

Table I-3
Department of Finance Yearly Estimates City of Madera Population and Housing Units, 1990-2000

	Population			Housing Units		
	#	Change	% Change	#	Change	% Change
1990	29,283	-	-	9,531	-	-
1992	29,877	594	2.0%	9,790	259	2.7%
1992	31,372	1,495	5.0%	10,283	493	5.0%
1993	32,164	792	2.5%	10,551	268	2.6%
1994	33,272	1,108	3.4%	10,932	381	3.6%
1995	33,703	431	1.3%	11,194	262	2.4%
1996	34,492	789	2.3%	11,496	302	2.7%
1997	35,598	1,106	3.2%	11,854	358	3.1%
1998	36,287	689	1.9%	12,075	221	1.9%
1999	36,598	311	0.9%	12,237	162	1.3%
2000	37,585	987	2.7%	12,572	335	2.7%

Source: California Department of Finance (DOF), *City/County Population and Housing Estimates, 2000*

Table I-4 compares 1990 and 2000 Census data for the City of Madera, for a variety of demographic characteristics, including age distribution, sex, ethnicity, household type, and household tenure.

Between 1990 and 2000, the City experienced a significant increase in the number of family households with young children.

Between 1990 and 2000, the proportion of the City's population in the 5 to 9 age group grew most rapidly, increasing its share from 7.7 to 10.5 percent of the total. The group with the greatest decline in share of population were the under 5 year old age group, which declined from 12.1 to 10.7 percent. This pattern may indicate that the City's birth rate increased significantly during the earlier part of the decade, and then tapered off during the past five years. Another possibility is that young families moved into the City during the earlier part of the decade.

Females and males accounted for 49.3 percent and 50.7 percent, respectively, of the population in the City of Madera in 2000. These percentages changed only slightly from 1990.

Nearly 67 percent or two thirds of Madera's population is of Hispanic origin.

In terms of race, 47.4 percent of the population was white in 2000, down significantly from 57.6 percent in 1990. Persons of Hispanic origin (an ethnic category exclusive of race) increased the most from 53.2 percent in 1990 to 66.7 percent in 2000.

The U.S. Census divides households into two different categories, depending on their composition. Family households are those which consist of two or

more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table 1-4, the share of family households has increased somewhat from 75.9 percent in 1990 to 78.8 percent in 2000. This can be correlated to the increase in the percentage of young children between 5 to 9 during that same period, as was previously discussed.

Madera's homeownership rate is relatively low compared to the State of California and Madera County.

The rate of home ownership in the City increased somewhat between 1990 and 2000 from 50.6 percent to 52.7 percent, respectively. Madera's homeownership rate is relatively low compared to the State of California and Madera County. Homeowners rates statewide range from 65 to 70 percent.

Table 1-4
City of Madera Age, Sex, Race and Ethnicity, Household Type,
and Housing Tenure, 1990-2000

	1990		2000	
	Number	Percent	Number	Percent
Age distribution				
Under 5	3,554	12.1%	4,634	10.7%
5-9	2,256	7.7%	4,548	10.5%
10-14	2,687	9.2%	3,770	8.7%
15-19	2,433	8.3%	3,847	8.9%
20-24	2,326	7.9%	3,906	9.0%
25-34	4,591	15.7%	6,803	15.7%
35-44	3,749	12.8%	5,435	12.6%
45-54	2,267	7.7%	4,058	9.4%
55-59	1,040	3.6%	1,329	3.1%
60-64	993	3.4%	1,064	2.5%
65-74	1,828	6.2%	2,012	4.7%
75-84	1,165	4.0%	1,306	3.0%
85+	392	1.3%	495	1.1%
Total	29,281	100.0%	43,207	100.0%
Median Age	--	--	26.2	--
Sex				
Male	14,221	48.6%	21,904	50.7%
Female	15,060	51.4%	21,303	49.3%
Race/ Ethnicity				
White	16,873	57.6%	20,804	47.4%
Black	1,357	4.6%	1,665	3.8%
Am. Indian	277	0.9%	1,207	2.8%
Asian or Pacific Islander	473	1.6%	1,324	3.0%
Other	10,301	35.2%	18,869	43.0%
Total	29,281	100.0%	43,869	100.0%
Hispanic	15,579	53.2%	29,274	66.7%
Household Type				
Families	6,956	75.9%	9,435	78.8%
Non-Families	2,203	24.1%	2,543	21.2%
Total	9,159	100.0%	11,978	100.0%
Household Tenure				
Owner	4,637	50.6%	6,310	52.7%
Renter	4,522	49.4%	5,668	47.3%
Total	9,159	100.0%	11,978	100.0%

Source: U.S. Census, 1990 and 2000

In 2000, the City had a larger share of its households in the lower income range than both the County and the state.

The City has a lower median household income than both the County and the state.

Table I-5 shows the distribution of 2000 households according to their 1999 incomes for City of Madera, and California. The City of Madera and California had somewhat different income distributions. For the City, a larger proportion of its respective households were clustered in the lower income ranges than both the County and the state. The City had an approximately 4 percent greater share of persons in the less than \$10,000 income category and roughly four percent less share of persons in the \$50,000-75,000 range.

In 2000, the City of Madera had a median household income (\$31,033) that was \$5,253 less than the County median, and \$4,765 less than the California median household income of \$35,798.

Table I-5

Household Income Distribution for City of Madera, Madera County, and California, 1999

	City of Madera		Madera County		California	
	Households	Percent	Households	Percent	Households	Percent
Less Than \$10,000	1,167	12.3%	2,366	8.2%	793,789	7.9%
\$10,000-\$14,999	905	9.6%	1,884	6.5%	771,755	7.7%
\$15,000-\$24,999	1,631	17.2%	4,325	15.0%	1,576,520	15.8%
\$25,000-\$34,999	1,423	15.0%	4,036	14.0%	1,530,233	15.3%
\$35,000-\$49,999	1,729	18.2%	5,534	19.2%	1,888,147	18.9%
\$50,000-\$74,999	1,465	15.5%	5,642	19.5%	1,909,072	19.1%
\$75,000-\$99,999	537	5.7%	2,441	8.4%	792,419	7.9%
\$100,000-\$149,999	408	4.3%	1,791	6.2%	475,884	4.8%
\$150,000 or more	209	2.2%	871	3.0%	258,167	2.6%
Total Households	9,474	100.0%	28,890	100.0%	9,995,986	100.0%
Median Household Income	\$31,033	-	\$36,286	-	\$35,798	-

Source: 2000 U.S. Census

EMPLOYMENT

Table I-6 shows the employment by major sector for the City of Madera in 2000. As shown in the table, agriculture (17.8 percent) is a primary employment sector for the City therefore accounting for the City's relatively large farmworker population. The education, health, and social service sector is another major employment sector for the City, accounting for 20 percent of the City's employment. The significant employers in this sector include the City of Madera, State and Federal government, Madera Unified School District, and the Madera Community Hospital.

Table I-6
Employment by Major Sector for City of Madera, 2000

City of Madera Industry	2000	
	Jobs	Share
Agriculture	2,519	17.8%
Construction	826	5.8%
Manufacturing	1,847	13.0%
Trade, Wholesale and Retail	1,881	13.3%
Transportation, Warehousing, and Utilities	586	4.1%
Information	157	1.1%
Finance	435	3.1%
Professional	708	5.0%
Educational, health, and social services	2,832	20.0%
Arts, entertainment, recreation, and food services	902	6.4%
Public administration	903	6.4%
Other services (except public administration)	591	4.2%
Total Jobs	14,187	100.0%
Total Households	12,730	-

Source: Census 2000

Potential Population Change and Job Growth Impacts on Housing Need

Table I-7 shows a summary of estimated population, households, housing units, and employment for the City of Madera and California for 1990 and 2000 based upon Employment Development Department figures.

The annual average growth rate for employment in the City of Madera from 1990 to 2000 was 3.0 percent, somewhat less than the employment experienced by the State (3.8 percent) as a whole during the same period. The table also indicates that between 1990 and 2000, the City's employment growth rate was lower than its population growth rate, which is contrary to the state's growth patterns.

Table I-7

Summary of Population, Employment, and Housing for City of Madera and California, 1990-2000

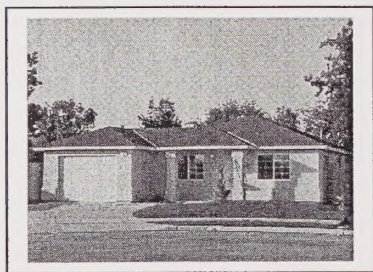
	City of Madera		California	
	1990	2000	1990	2000 (1999 for employment)
Population	29,281	43,207	29,760,021	33,871,648
average annual growth	-	4.0%	-	1.3%
Households	9,159	11,978	10,381,206	11,502,870
average annual growth	-	2.7%	-	1.1%
Housing Units	8,239	12,521	11,182,882	12,214,549
average annual growth	-	4.3%	-	0.9%
Employment	11,010	14,770	14,319,200	16,435,200
average annual growth	-	3.0%	-	1.4%
Jobs/Household Ratio	1.20	1.23	1.38	1.43

Sources: U.S. Census, 1990 and 2000; Employment Development Department, 2000

HOUSING AND HOUSEHOLD CHARACTERISTICS

HOUSING STOCK CHARACTERISTICS

Table I-8 presents comparative data on the housing stock in the City of Madera, Madera County, and California. The table breaks out the total housing stock in each area according to the type of structures in which units are located, total occupied units, and vacancy rates.



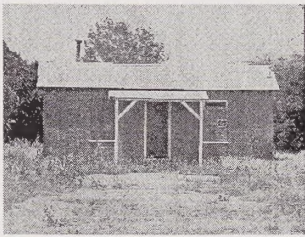
As shown in the table, single-family detached housing units account for the majority of housing for the City of Madera, Madera County, and the entire state. However, the City of Madera has a slightly larger proportion of single-family detached units than the State, but significantly less than the county as a whole. This is most likely due to the fact that the county's unincorporated area is mainly rural. Multi-family residential development typically occurs in urban areas rather than rural areas.

Table I-8
Housing Stock by Type and Vacancy
for City of Madera, Madera County and California, 1990-2000

DOF Estimates		Total	Single- family		Multi-family		Mobile Homes	Occupied	Vacant %
			Detached	Attached	2 to 4	5 Plus			
Madera									
Units	1990	9,531	6,263	386	993	1,624	265	9,160	--
Percentage		100.0%	65.7%	4.0%	10.4%	17.0%	2.8%	96.1%	3.89%
Units	2000	2,308	8,334	386	1,323	2,261	268	12,082	--
Percentage		100.0%	66.3%	3.1%	10.5%	18.0%	2.1%	96.1%	3.90%
Madera County									
Units	1990	30,831	23,285	677	1,462	2,364	3,043	28,370	--
Percentage		100.0%	75.5%	2.2%	4.7%	7.7%	9.9%	92.0%	8.0%
Units	2000	39,680	30,282	679	1,973	3,173	3,573	36,516	--
Percentage		100.0%	76.3%	1.7%	5.0%	8.0%	9.0%	92.0%	8.0%
California									
Units	1990	11,182,513	6,119,010	811,671	966,324	2,730,213	555,294	10,380,856	--
Percentage		100.0%	54.7%	7.3%	8.6%	24.4%	5.0%	92.8%	7.2%
Units	2000	12,242,576	6,853,693	840,801	1,012,613	2,950,373	585,096	11,335,419	--
Percentage		100.0%	56.0%	6.9%	8.3%	24.1%	4.8%	92.6%	7.4%

Source: California Department of Finance (DOF), City/County Population and Housing Estimates, 2000

HOUSING CONDITIONS



**Infill lot before
demolition.**



**Infill lot after
demolition.**

The condition of a housing unit is important for protecting the health and safety of the household that lives there. Inadequacies in housing conditions can range from minor to life-threatening health or safety hazards. The condition of a housing unit is also important in economic terms. The aging process is continuous and unattended minor deficiencies can lead to major ones that can threaten the economic life of the housing unit.

Housing condition problems can be measured by the actions required to correct them. Deficiencies that require only routine maintenance or minor repairs are not considered to constitute problems. Units that need rehabilitation or replacement do constitute problems. However, there is no fixed point at which the cost of repairs turns into rehabilitation; but, in general, rehabilitation need involves repair costs exceeding \$2,000. However, most housing rehabilitation involves substantially higher costs than this. There is also no set point at which rehabilitation is so costly that it is not economically feasible. A rule of thumb suggests that when the cost of repairs exceeds 50 percent of a unit's value, rehabilitation is not generally feasible, and the unit should be replaced.

Individual inspection or surveys can best determine the condition of housing. The City completed the most recent survey for the entire City during January and February of 1991. Results of the survey showed 24.3 percent or 2,469 of the City's 10,173 housing units in need of rehabilitation and 0.5 percent (52 units) in dilapidated condition. Since the survey included only those units designed and intended for occupancy, this figure does not include illegal places of habitation. Survey results are indicated in Table I-9.

**Table I-9
City of Madera Housing Condition Survey, 1991**

Census Tract	Units in Need of Rehabilitation	Dilapidated Units	Percent of Total Rehabilitation	Rehabilitation Need as of % of Total Housing Units
5.02	110	4	4.5	1.1
5.03	8	1	0.3	.08
5.04	0	0	0	0
5.05	0	0	0	0
6.01	223	4	9.0	2.2
6.02	518	5	21.0	5.1
7.00	231	0	9.4	2.3
8.00	647	7	26.2	6.4
9.00	732	26	29.6	7.2
Total	2,469	52		24.3

Source: City of Madera Housing Conditions Survey, 1991

The survey data shows the greatest number of units in need of rehabilitation located on the far eastern side of Madera, south of the Fresno River and east of SR 145. This area has been the focus of considerable housing rehabilitation work through the City's Community Development Block Grant Program. Another area with a high percentage of units in need of rehabilitation is located south of the Fresno River with Highway 99 diagonally crossing it from northwest to southeast and West Yosemite Avenue and Gateway Drive functioning as major cross streets. Likewise, the area located on the northeastern side of the City, north of the Fresno River and east of Highway 99, has a high percentage of units in need of rehabilitation.

The age of the housing stock is important for several reasons. Prices usually vary with age. New units tend to be above average in cost, while the lowest prices are found mostly among old units. Conversion of housing is strongly related to age. The conversion of single-family homes to multiple units is primarily associated with older housing. This can be seen in Madera where larger older homes have been converted to boarding houses and multiple family units.

Over time, the housing stock becomes older or younger depending on the rate of new construction and the rate of housing units being removed. Since one year's new construction and removals represent only a small fraction of the total housing stock, the age of the stock will not change significantly in one year. However, over a decade, there can be substantial changes. Because California's population and household growth rates are not projected to decline, the trends toward an older housing age profile can be expected to continue both short and long term.

Since the oldest housing includes most of the housing in need of major repairs, it is important to identify these homes. Among homeowners of all household types, it is only the elderly who have higher than average incidences of living in the oldest housing. This low mobility group is predominantly low income and therefore includes many owners with limited ability to afford expensive repairs, as they become necessary.

Younger households, those under 35, are an important group because they include most first-time homebuyers. Among owners, this age group is most attracted to the newest housing and have the lowest percentages living in old housing. This is especially true of married households in this age group.

Among renters, differences are not nearly as pronounced as among owners but there are similar tendencies. For example, the older the renter, the higher the percentage living in older housing.

Older housing can be in excellent condition if properly maintained, and most old housing is well maintained and in good condition. However, the older the housing, the more likely it is to be in substandard condition; and the great majority of substandard housing is over 30 years old. There are many

reasons why housing is not maintained adequately by homeowners and landlords, including an inability to afford repairs.

Several trends are causing concern about conserving the existing housing stock. Generally speaking, housing stock is gradually becoming older. Elderly homeowners, a low income group which has difficulty affording maintenance and repairs, occupies much of the oldest single-family housing; and the percentage of older owners is gradually increasing. Moreover, renter incomes are low, and it is often difficult for landlords to charge sufficient rent to support adequate maintenance practices. This is especially true in the segment of the rental industry serving the lowest income renters. Taken together, these trends are likely to result in both an increased percentage of the housing stock that requires major rehabilitation and an increased need for removals.

Although the U.S. Census is somewhat limited in its information on housing conditions, it does provide data on the age of a community's housing stock. This is a good indicator of the likely condition of the housing stock, and can serve as a supplement to the information in the 1991 Housing Conditions Survey. According to the 2000 Census data shown in Table I-10, 26.4 percent of Madera's 2000 housing stock was ten or less years old. The majority of the City's housing stock was constructed before 1979 (56.2 percent), with 25.1 percent constructed before 1959.

In addition to the housing age data, information at the bottom of Table I-10 indicates that nearly all of the City's housing units (99.1 percent) had complete plumbing facilities in 2000.

Table I-10
City of Madera Housing Stock Conditions, 2000

Year Structure Built	All Housing Units	Category as Percentage of Total
1999 to March 2000	410	3.2%
1995 to 1998	1,316	10.4%
1990 to 1994	1,619	12.8%
1980 to 1989	2,195	17.3%
1970 to 1979	2,680	21.2%
1960 to 1969	1,255	9.9%
1950 to 1959	1,498	11.8%
1940 to 1949	1,012	8.0%
1939 or earlier	669	5.3%
Total	12,654	100.0%
Plumbing Facilities	All Housing Units	Category as Percentage of Total
Units With Complete Plumbing Facilities	12,539	99.1%
Units Lacking Complete Plumbing Facilities	115	0.9%
Total	12,654	100.0%

Source: 2000 U.S. Census

HOUSING UTILIZATION – OVERCROWDING AND TENURE

Data on housing overcrowding are available from the 2000 U.S. Census in the form of the number of persons per room in occupied housing units. Table I-11 compares data for Madera with data for California. Typically, a housing unit is considered to be overcrowded if there are more than 1.0 persons per room.

Nearly 26 percent of Madera's housing units are considered overcrowded, while only 15 percent for California.

In total, 74.1 percent of Madera's occupied housing units had 1.0 or less persons per room in 2000, meaning 25.9 percent would be considered overcrowded. Of all units in the city, 10.9 percent had between 1.01 and 1.50 persons per room; 7.3 percent had between 1.51 and 2.0 persons per room; and 7.7 percent had more than 2.0 persons per room. These statistics show overcrowding was a somewhat greater problem in 2000 in Madera than in California overall, where 15.2 percent of all households had more than 1.0 persons per room.

When broken out according to tenure, more than 33 percent of the overcrowded households were owners. Only 16 percent (1,019) of the owner households had 1.01 or more persons per room, while approximately 36.9 percent (2,091) of Madera's renter households had 1.01 or more persons per room. Statewide, 8.7 percent of owner households and 23.9 percent of renter households had greater than 1.0 persons per room. Based on this information, it does appear that Madera had an above average need for additional large housing units in 2000.

Table I-11 Overcrowding by Tenure for Madera and California, 2000

		Madera		California	
Owners					
Persons Per Room	Households	% of Total	Households	% of Total	
0.50 or less	3,394	53.4%	4,210,011	64.3%	
0.51 to 1.00	1,939	30.5%	1,774,210	27.1%	
1.01 to 1.50	458	7.2%	278,471	4.3%	
1.51 to 2.00	308	4.8%	175,358	2.7%	
2.01 or more	253	4.0%	108,187	1.7%	
Total	6,352	100.0%	6,546,237	100.0%	
Renters					
Persons Per Room	Households	% of Total	Households	% of Total	
0.50 or less	1,754	31.0%	2,012,190	40.6%	
0.51 to 1.00	1,822	32.2%	1,758,107	35.5%	
1.01 to 1.50	855	15.1%	421,839	8.5%	
1.51 to 2.00	569	10.0%	388,269	7.8%	
2.01 or more	667	11.8%	376,228	7.6%	
Total	5,667	100.0%	4,956,633	100.0%	
All Households					
Persons Per Room	Households	% of Total	Households	% of Total	
0.50 or less	5,148	42.8%	6,222,201	54.1%	
0.51 to 1.00	3,761	31.3%	3,532,317	30.7%	
1.01 to 1.50	1,313	10.9%	700,310	6.1%	
1.51 to 2.00	877	7.3%	563,627	4.9%	
2.01 or more	920	7.7%	484,415	4.2%	
Total	12,019	100.0%	11,502,870	100.0%	

Source: 2000 U.S. Census

Nearly 29 percent of the total number of households in the city consists of large families.

According to Table I-12, there were 1,518 large families (five or more members) living in Madera in 2000. This total accounts for 28.5 percent of the total number of households in the city. To keep from being overcrowded, these households need housing units with five or more bedrooms.

Table I-12 Number of Persons by Household type, 2000

	Total	% of Total
Family Households		
1 Person	1,001	18.9%
2 Persons	1,864	35.1%
3 Persons	926	17.4%
4 Persons	1,001	18.9%
5 Persons	644	12.1%
6 Persons	363	6.8%
7 or more	511	9.6%
Total	5,309	100.0%
Non-Family Households		
1 Person	1,012	17.9%
2 Persons	972	17.1%
3 Persons	940	16.6%
4 Persons	934	16.5%
5 Persons	703	12.4%
6 Persons	467	8.2%
7 or more	640	11.3%
Total	5,668	100.0%

Source: 2000 U.S. Census

Table I-13 shows the number of bedrooms by housing unit in Madera as of 2000. As indicated, approximately 51.7 percent of homes in the city contain 3 to 4 bedrooms.

**Table I-13
Number of Bedrooms by Housing Unit, 2000**

	Number	% of Total
1 Bedroom	1,865	15.9%
2 Bedrooms	3,753	32.0%
3 Bedrooms	4,834	41.3%
4 Bedrooms	1,214	10.4%
5 or More Bedrooms	52	0.4%
Total	11,718	100.0%

Source: 2000 U.S. Census

HOUSING VACANCY RATES

Vacant units are essential to the healthy function of the housing market. Vacancies are necessary to facilitate population mobility. They also have an important role in market pricing mechanisms. Too few vacancies can have an undesirable upward effect on prices. On the other hand, excessive vacancy rates can have an inhibiting effect on investment in housing, including maintenance of rental properties. There are several types of vacancy rates. For determining shortages and surpluses in the housing market, the most important of these is the "market vacancy rate." This term refers to the number of vacant units that are for sale or rent as a percentage of the market (all occupied units and all vacant for sale or rent units).

There is no vacancy rate that is an appropriate market vacancy rate in all housing markets. However, based on how often most owners and renters move, in most urban housing markets a market vacancy rate of about 4 percent balances both the mobility needs of consumers and the investment interest of property owners. An extremely low vacancy rate, such as the 1.5 percent for apartment units, will tend to raise rents, and can result in household overpayment, inability to qualify, and possibly overcrowding.

There are vacant units that are not for sale or rent, such as second homes, units held off the market, seasonal units, and units for migratory workers. Collectively, these types of vacant units are often referred to as "other vacant" units. The vacancy rates which include these vacant units are called "gross vacancy rates."

Five percent is often used, appropriately, as a rule of thumb for a desirable total vacancy rate. However, five percent is not suitable for use in all geographic areas. A five percent total vacancy rate is appropriate in most urban areas because it allows for about a four percent market vacancy rate and about a one percent "other vacancy" rate. In areas with significant numbers of second homes or migratory units, however, five percent is far too low a total vacancy rate because it would indicate a serious shortage of market units. A five percent rate would probably be appropriate for Madera.

To supplement and provide a comparison of the DOF vacancy data shown in Table I-8, the 2000 Census vacancy data is shown in Table I-14. As revealed in this table, vacancy rates are much lower, and are most likely a more accurate reflection of the vacancies that are present in Madera, Madera County, and California. This table also shows that vacancy rates for the City of Madera are somewhat lower than Madera County but almost similar to the state as a whole.

Table I-14
Vacancy Status, 2000

	Percent
Madera	
Owner-Occupied	1.5%
Renter-Occupied	3.8%
Madera County	
Owner-Occupied	1.7%
Renter-Occupied	4.5%
California	
Owner-Occupied	1.4%
Renter-Occupied	3.7%

Source: 2000 U.S. Census

SPECIAL HOUSING NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(6)). Specifically, these include senior households, persons with disabilities, large households, single-headed households, homeless persons, and farmworkers. Where possible, estimates of the population or number of households in Madera falling into each group are presented.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Table I-15 below presents information on the number of persons over the age of 65 years in Madera as well as the number of households in which a person over the age of 65 resides. Approximately 23 percent of all households in Madera included one or more senior individuals, and 8.8 percent of all persons living in Madera are seniors. Women make up approximately 58 percent of the senior population. There are 495 seniors 85 years and older, the frail elderly, which makes up 13 percent of the senior population. According to the 2000 Census data, 946 seniors live alone (approximately 25 percent of the senior population).

Nearly a quarter of Madera's population is made up of seniors.



Table I-15
Number of Seniors, 2000

Number of Persons 65 years and over	3,813
Number of Persons 65 years and over	495
Number of Households with Individuals 65 Years and Over	2,712
Percentage of All Households	22.6%
Seniors as a Percentage of the Total Population	8.8%
Percentage Male	41.8%
Percentage Female	58.2%

Source: 2000 U.S. Census.

As of 1990, the majority of senior households in Madera were homeowners. Of all 1990 households headed by a person 65 years or older, 74 percent owned their homes and 26 percent rented.

Table I-16
Housing Tenure of Madera's
Senior and Non-Senior Households, 1990

Household Type and Tenure (1)	Number	Percent
Senior-Headed Households	2,117	100.0%
Renter	553	26.1%
Owner	1,564	73.9%
Households Headed by a Non-Senior Person	7,056	100.0%
Renter	3,957	56.1%
Owner	3,099	43.9%

(1) Based on occupied housing units.

Source: 1990 U.S. Census.

A much larger percentage of senior renter households (70 percent) than non-senior households (45 percent) paid 30 percent or more of their incomes for housing costs. Only 17 percent of senior homeowners reported paying more than 30 percent of their incomes for housing.

Table I-17
Comparison of Cost Burdens By Age and Tenure, 1990

Age Category	Total Renters	Cost Burden Greater Than 30%		Total Homeowners	Cost Burden Greater Than 30%	
	Number	Number	Percentage	Number	Number	Percentage
15-64 years	3,765	1,696	45.0%	2,846	591	20.8%
65 years and over	499	352	70.5%	1,297	216	16.7%
Both Categories	4,264	2,048	48.0%	4,143	807	19.5%

Sources: 1990 U.S. Census; Vernazza Wolfe Associates, Inc.

Seventy percent of all senior renters pay more than 30 percent of their income on housing.

These data indicate that there is need in Madera for additional programs to assist senior renters. Although there are many more senior homeowners, it is the renters who experience the greatest housing needs due to low, fixed incomes and rising rental rates. Senior homeowners, however, face the problem of maintaining their homes, often on fixed incomes as well.

According to statistics from the Social Security Administration, as of December 2000, there were 1,257 Supplemental Security Income (SSI) recipients 65 years and over in Madera. (Note that this figure includes seniors who may have qualified for SSI before age 65 because of a disability.) SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With a maximum monthly benefit of \$712 as of January 2002, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they can afford to pay only \$214 for rent, which is far below the average rent for a one-bedroom unit (\$416) in Madera or even a studio unit (\$335).

According to service providers, seniors are experiencing long waiting lists for affordable housing; many very low income seniors live in substandard housing; and some seniors need more services than what is currently provided at existing senior developments .

Information from Service Providers

The Senior Services Division, which is part of the City's Parks and Community Services Department, provides services countywide for senior citizens 55 years and older. Services include recreation, meals, special outings, health services, and information and referral. The Senior Nutrition Program, funded in part by the Fresno-Madera Area Agency on Aging, serves hot meals at two centers in Madera, the Frank Bergon Senior Center and the Pan Am Community Center. The Senior Coordinator and staff at the centers made the following observations regarding seniors' housing needs:

- There is not enough affordable housing for seniors. The waiting lists for the existing senior projects are too long.
- Many seniors have extremely low incomes, such as from SSI, and cannot afford to pay much rent.
- Many of the units with rents low enough so that they are affordable to seniors with extremely low incomes are substandard.
- Some seniors need more services than are currently provided at the existing senior developments. They need assistance with housekeeping, transportation to medical appointments, and other supportive services that could be arranged through a Services Coordinator, if such a service were provided for residents.

There are three existing senior housing developments in Madera, Valle de Las Brisas, Yosemite Manor, and Madera Garden, with a total of 221 units. In addition, the Madera Housing Authority manages 70 units of conventional public housing that are designated for seniors. There are waiting lists for all of these units.

Persons with Disabilities

It is difficult to obtain data on Madera's disabled population. Table I-18 presents information from the 2000 U.S. Census on the disability status of persons 21 year and older. As shown, approximately 27 percent of Madera's population 21 to 64 years of age has a disability. The percentage of seniors (65 years and older) with a disability is much larger at 51 percent.

Table I-18
Disability Status - Persons 21 Years And Older, 2000

Age	21-64 years		65 years and older	
	Number	Percent	Number	Percent
With a disability	6,091	27.4%	1,718	51.0%
With no disability	16,129	72.6%	1,652	49.0%
Total Persons	22,220	100.0%	3,370	100.0%

Sources: 2000 U.S. Census; Vernazza Wolfe Associates, Inc.

Over a quarter of Madera's population, 21 to 64 years of age, has a disability.

The statistics for the SSI program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of December 2000, there were 2,124 SSI recipients in Madera who were receiving benefits because they are blind or disabled. Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially adapted housing to accommodate disabilities.

The State Independent Living Council's (SILC) 1998 report, *Independent Living*, provides a perspective on the housing needs of persons with disabilities. SILC polled the independent living centers across the state to determine the major factors that hinder people with disabilities from living independently. The SILC identified housing as a critical issue, as follows:

Housing is a huge problem for most people with disabilities. Not only is there a scarcity of low-income housing located in each community, there is even less barrier-free low-income housing. For individuals who are receiving a total gross income of \$712 on Social Security Income (SSI), paying market rate for any type of apartment or house is a virtual impossibility.

The Central Valley Regional Center coordinates services for persons with developmental disabilities (mental retardation, cerebral palsy, epilepsy, autism, etc). As of November 2002 there were 40 to 60 adult clients in Madera capable of living on their own who needed subsidized housing. It is assumed that most are living with parents or other family members, while some are living independently.

The Department of Mental Health provides and coordinates housing services for people who are mentally ill. It works closely with facility and service

providers in the County, such as the Madera County Community Action Agency and the Rescue Mission to ensure that clients receive housing services and other supportive services.

Housing programs for persons with disabilities are primarily available through the Madera Housing Authority. Many of the units identified for seniors are also available to persons with disabilities.

Large Households

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with childless, smaller households in mind.

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. According to the 2000 Census, 1,987 households, or 21.6 percent of the total households in Madera, had five or more members. Approximately 5.9 percent of all households (538) had seven or more members. Most of the large households are renters (1,823 or 54.7 percent) compared to 45.3 percent (1,507) who are owners. In other words, 32.2 percent of all renter households (5,667) have 5 or more persons compared to 23.7 percent of all owner households (6,352).

Single-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. The 2000 Census indicates that there are 2,102 households headed by a female, representing 17.5 percent of all Madera households. The majority (68 percent) of these female-headed households (1,423) have children living in them who are under 18 years of age.

Due to lower incomes, single-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, medical facilities, or senior services.

According to the 2000 Census, 21.6 percent of the total households in Madera had five or more members

The 2000 Census indicates that there are 2,102 households headed by a female, representing 17.5 percent of all Madera households.

Homeless Persons

As elsewhere in the nation, homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions. The best available data on the homeless population in Madera comes from the Continuum of Care survey discussed below.

The cities and counties of Madera and Fresno recently joined to form the Fresno Madera Continuum of Care to work together to prevent, reduce, and end homelessness in the San Joaquin Valley. Among the Continuum's goals are the following:

- Enhance and stabilize the homeless service and housing provider organizations within the area.
- Increase the amount of affordable, long-term housing for families that are completing transitional housing programs.
- Work with Community Development Corporations in Fresno and Madera to increase the inventory of affordable housing in revitalization areas.
- Implement a Homeless Management Information System to be used for tracking, reporting and coordinating available resources and need.
- Develop and conduct a Homeless Survey to collect data required for gaps analysis and to secure funding.

The Continuum of Care sponsored the Homeless Access to Care Survey, which was conducted March 26 and 27, 2002, by trained volunteers from multiple agencies that administered surveys to clients visiting their offices. In addition, many agencies sent volunteers out to administer surveys on the street in locations where homeless individuals commonly seek shelter. A total of 1,779 surveys were completed and tabulated for Fresno and Madera Counties. Of the 1,779 persons interviewed, 465 were from Madera County. Some facts about homeless population in the area based on the survey responses are the following:

- Sex- About 52 percent of the homeless population is male.
- Race/Ethnicity- The majority (42 percent) is Latino, with Whites at 33 percent and African American, 15 percent.

- Employment Status- Approximately 17 percent of the homeless are employed.
- Veterans- Veteran make up approximately 17 percent of the homeless.
- Ex-Offender- Approximately 20 percent are ex-offenders.
- Domestic- Twenty-four percent are the victims of domestic violence.
- Prior Homelessness- Almost half of those surveyed (49 percent) reported that they had been homeless before.
- Current Housing- Almost 10 percent reported that they were living on the street or in their vehicle, while 18 percent were living in an emergency shelter. Others reported that they were in transitional housing (27 percent) or living with a relative or friend (21 percent).

Facilities and services for homeless people in Madera are provided primarily by the Madera County Community Action Agency, which operates two emergency shelter facilities, a transitional shelter facility, two transitional housing sites (Mount Laura Shelter and the Martha Diaz Center), and a motel voucher program within the city. Additional services, such as motel vouchers through Temporary Assistance to Needy Families (TANF), are provided by the Madera County Welfare Department.

The Madera Rescue Mission provides services for men, women and children, including shelter, three meals a day, showers, and clothing giveaways. Its facilities in the city include a shelter for women and children with a bed capacity of 30, and a men's shelter with a capacity of 60.

Farmworkers

Farmworkers accounted for 13.9 percent of the employed persons living in Madera in 2000. The 2000 Census reported a total of 1,972 Madera residents who were employed in farming, forestry, and fishing occupations.

Current information on the needs of farmworkers in Madera will be available in December 2002 after results from the Agricultural Health and Housing Survey are available. The purpose of the survey is to assess the current health and housing options for agricultural workers in Madera and to identify some of the problems that they are facing. The special study consists of surveys of 200 agricultural workers as well as three focus group sessions to discuss current and future health and housing needs of these farmworkers. The study will assist the Housing Authority in assessing the housing needs of agricultural workers and the additional housing programs and services needed.

Farmworkers accounted for 13.9 percent of the employed persons living in Madera in 2000.

A special report prepared for the Madera Housing Authority and the Darin M. Camarena Health Centers, Inc. provides current information on the needs of farmworkers in Madera County. The study included surveys of agricultural workers to assess the current health and housing options for agricultural workers in Madera and to identify some of the problems that they are facing. The special study consists of surveys of 200 agricultural workers, the Immigrant Voice Survey and the Agricultural Worker Health and Housing Program (AWHHP) survey, as well as three focus group sessions to discuss current and future health and housing needs of these farmworkers.

Findings from this special study include the following:

- Large and growing families- Average family size was 5.8 persons. Most of the households had at least one child under the age of 10.

- Household Income- A reasonable estimate of the typical hourly pay (or piece work equivalent) for these agricultural workers would be \$6.75 to \$8 per hour. This, combined with the high level of underemployment, results in very low household incomes. The average household income for AWHHP participants was \$12,055.

- Living Arrangements - The majority of the AWHHP participants were living in houses (67), followed by apartments (24), single rooms (6) and mobile homes (1).

- Housing Quality - Almost half of the AWHHP respondents reported problems with insects or vermin infestation. Other problems included heating and cooling, plumbing, electrical wiring and sewer. Approximately 10 percent in both surveys cited poor quality housing as the reason for their last move.

- Lack of Affordable Housing - The need for more affordable housing options, as either apartment complexes or homes, was the focus of much of the discussion at the three focus group meetings.

- Exploitation by Landlords - With their low incomes and in some cases undocumented status, many workers are vulnerable to being exploited by landlords. Landlords may fail to make necessary repairs, leaving tenants to make repairs on their own. In addition, rental deposits are often excessive.

The study points out that the very low wages paid to agricultural workers, the seasonal nature of farm labor, and the rising housing costs in the Central Valley all pose serious constraints on the ability of Madera's agricultural workers to secure decent and affordable housing. The ineligibility of undocumented workers for government-sponsored housing programs is a serious problem as well.

According to the 2000-2005 Consolidated Plan, City and County staff routinely receive complaints of single-family units being occupied by groups of farm laborers or families.

The Consolidated Plan reported that approximately 1,500 people live in substandard and illegal dwelling units during the summer.

The City of Madera's 2000-2005 Consolidated Plan provides some information on farm laborers and their need for housing. According to the Plan, City and County staff routinely receive complaints of single-family units being occupied by groups of farm laborers or families. Investigations by staff have shown as many as 10 to 20 residents in a single unit and adjacent sheds. These circumstances present serious health and safety problems and substandard housing conditions, such as electrical hazards and inadequate toilet, shower, heating and kitchen facilities.

The Plan also reported that approximately 1,500 people live in substandard and illegal dwelling units during the summer. Because other people live in legal units that may not be substandard, the total number of farm laborers may be much higher. Many times farm laborers pay more for substandard housing than would be paid for renting standard housing. Because the farm laborer's stay is limited, standard rental housing is difficult to obtain.

The Madera Housing Authority owns 100 units of farm labor housing. Residency is restricted to farm labor families that are US citizens or have residency. The Housing Authority also operates the 50-unit Pomona Ranch Housing Center for seasonal farmworkers. In addition, Self Help Housing operates the 40-unit Cottonwood Farm Labor complex.

HOUSING OVERPAYMENT

HOUSING COSTS COMPARED TO ABILITY TO PAY

The following section discusses current (as of January 2002) income levels and ability to pay for housing compared with housing costs. Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage (including taxes). Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income. Table 1-19 below shows the definition of housing income limits as they are applied to housing units in Madera.

Table 1-19

City of Madera Definitions Of Housing Income Limits

Very Low-Income Unit is one that is affordable to a household whose combined income is at or lower than 50 percent of the median income for the Fresno MSA (Fresno and Madera Counties) as established by the U.S. Department of Housing and Urban Development (HUD). For 2002 a Madera household of four is considered to be very low-income if its combined income is \$20,150 or less (\$1,680/mo. or \$9.70/hr.).

Low-Income Unit is one that is affordable to a household whose combined income is at or between 50 percent to 80 percent of the median income for the Fresno MSA as established by HUD. A household of four is considered to be low-income in Madera if its combined income is \$32,250 or less (\$2,690/mo. or \$15.50/hr.) for the year 2002.

Median-Income Unit is one that is affordable to a household whose combined income is at or between 81percent to 100 percent of the median income for the Fresno MSA as established by HUD. A Madera household of four is considered to be median income if its combined income is \$40,300 or less (\$3,360/mo. or \$19.00/hr.) for the year 2002.

Moderate-Income Unit is one that is affordable to a household whose combined income is at or between 101 percent to 120 percent of the median income for the Fresno MSA as established by HUD. In Madera a household of four is considered to be moderate-income if its combined income is \$48,350 or less (\$4,030/mo. or \$22.90/hr.) for the year 2002.

Above Moderate-Income Unit is one that is affordable to a household whose combined income is above 120 percent of the median income for the Fresno MSA as established by HUD. A Madera household of four is considered to be above moderate-income if its combined income exceeds \$48,350 (\$4,030/mo. or \$22.90/hr.) for the year 2002.

Affordable Units are units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

Source: Vernazza Wolfe Associates

Table I-20 shows the 2002 U.S. Department of Housing and Urban Development (HUD)-defined family income limits for Very Low-, Low-, Median- and Moderate-Income households in the Fresno Metropolitan Statistical Area, which includes Madera, by the number of persons in the household. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a four-person household is classified as Low-Income (80 percent of median) with annual income of up to \$32,250. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$806 or to purchase a house priced at \$100,358 or below.

A four-person household is classified as Low-Income (80 percent of median) with annual income of up to \$32,250. A household with this income could afford a house priced at \$100,358 or below.

Table I-20
City of Madera Ability To Pay For Housing For Very Low, Low, And
Moderate Income Households

Very Low-Income Households at 50% of 2002 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$14,100	\$16,100	\$18,150	\$20,150	\$21,750	\$23,350
Max. Monthly Gross Rent (1)	\$353	\$403	\$454	\$504	\$544	\$584
Max. Purchase Price (2)	\$43,877	\$50,101	\$56,480	\$62,704	\$67,683	\$72,662
Low-Income Households at 80% of 2002 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$22,550	\$25,800	\$29,000	\$32,250	\$34,800	\$37,400
Max. Monthly Gross Rent (1)	\$564	\$645	\$725	\$806	\$870	\$935
Max. Purchase Price (2)	\$70,173	\$80,286	\$90,244	\$100,358	\$108,293	\$116,384
Median-Income Households at 100% of 2002 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$28,200	\$32,250	\$36,250	\$40,300	\$43,500	\$46,750
Max. Monthly Gross Rent (1)	\$705	\$806	\$906	\$1,008	\$1,088	\$1,169
Max. Purchase Price (2)	\$87,755	\$100,358	\$112,805	\$125,408	\$135,366	\$145,480
Moderate-Income Households at 120% of 2002 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$33,850	\$38,700	\$43,500	\$48,350	\$52,200	\$56,100
Max. Monthly Gross Rent (1)	\$846	\$968	\$1,088	\$1,209	\$1,305	\$1,403
Max. Purchase Price (2)	\$105,337	\$120,429	\$135,366	\$150,459	\$162,440	\$174,576

Notes:

(1) Assumes that 30% of income is available for monthly rent, including utilities.

(2) Assumes that 30% of income is available to cover mortgage payment, taxes, mortgage insurance, homeowners insurance;

95% loan @ 7%, 30 year term

Source: HUD FY 2002 Income Limits (January 31, 2002) and Vernazza Wolfe Associates, Inc.

A four-person household in Madera classified as Low-Income (80 percent of median) with an annual income of up to \$32,250 could afford to pay \$806 monthly gross rent (including utilities).

Table I-21 below shows HUD-defined fair market rent levels (FMR) for Madera for 2001-2002 as well as the higher "payment standard" amounts that the Housing Authority is authorized to use in its Section 8 program. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

As noted above, a four-person household classified as Low-Income (80 percent of median) with an annual income of up to \$32,250 could afford to pay \$806 monthly gross rent (including utilities). The FMR for a three-bedroom unit is \$745, which is affordable to the household, assuming such a unit is available in Madera. However, a four-person household classified as Very Low-Income (50 percent of median) with an annual income of up to \$20,150 could afford to pay only \$504 monthly gross rent and thus could not afford the FMR rent of \$745. The same would hold true for households with incomes below 50 percent of median, who could only afford to spend less.

Table I-21
Madera Fair Market Rent, 2001-2002

	Bedrooms in Unit				
	0 BR	1 BR	2 BR	3 BR	4 BR
Fair Market Rent (FMR (2001)	\$400	\$448	\$535	\$745	\$859
Payment Standard	\$440	\$492	\$588	\$819	\$944

Source: Madera Housing Authority

Table I-22 is an abbreviated list of occupations and annual incomes for Madera residents such as city employees, employees of the Madera Unified School District, retired individuals, and minimum wage earners. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to pay to buy a home.

Table I-22
Affordable Rents And Housing Prices and
Incomes for Selected Families and Occupations, 2002

Category	Annual Income	Monthly Affordable Rent (1)	Affordable House Price (2)
General			
Retail Salesperson (entry-level)	\$15,740	\$394	\$48,981
Office Clerk, General	21,240	531	\$66,096
Machinist	24,200	605	\$75,307
Registered Nurse	50,680	1,267	\$157,710
City of Madera			
Police Officer (recruit)	\$37,920	\$948	\$118,002
Accountant	35,748	894	\$111,243
Accounting Clerk	20,244	506	\$62,997
Maintenance Worker	19,284	482	\$60,009
Engineering Technician	32,820	821	\$102,132
Madera Unified School District			
Teacher, BA + 15, Step 3	\$37,039	\$926	\$115,261
Teacher, BA + 60, Step 10	52,247	1,306	\$162,586
Two Wage Earners			
Police Officer (recruit) and Retail Salesperson	\$53,660	\$1,342	\$166,983
Maintenance Worker and Teacher, Step 3	56,323	1,408	\$175,270
Machinist and Accounting Clerk	44,444	1,111	\$138,304
Retired - Average Social Security			
One person household with only SS	\$11,960	\$299	\$37,218
Two person household - both retired - only SS	23,920	598	\$74,436
Minimum Wage Earners (\$6.75 per hour)			
Single Wage Earner	\$13,500	\$338	\$42,010
Two Wage Earners	27,000	675	\$84,021
SSI (Aged or Disabled)			
One person household with only SSI	\$8,544	\$214	\$26,588
HUD-Defined Income Groups (4-person HH)			
Extremely Low Income (below 30%)	\$12,100	\$303	\$37,654
Very Low-Income (below 50%)	20,150	504	\$62,704
Low-Income (below 80%)	32,250	806	\$100,358
Moderate Income (below 120%)	48,350	1,209	\$150,459

Notes:

Assumes 30% of income devoted to monthly rent, including utilities.

(2) Assumes 30% of income devoted to mortgage payment, taxes, mortgage insurance and homeowner's insurance; 95% loan @ 7%, 30 year term.

Source: Employment Development Department, City of Madera, Madera Unified School District and Vernazza Wolfe Associates, Inc.

The median sale price for a three-bedroom home was \$119,000 and for a four-bedroom, \$159,900.

Table I-23 shows the average and median sale prices by number of bedrooms for homes in Madera that sold from January through September 2002. The sales are from the Multiple Listing Service (MLS) and are primarily resales of existing housing. As indicated in the table, the median sale price for a three-bedroom home was \$119,000 and for a four-bedroom, \$159,900. These prices are not affordable to most of the workers whose salaries are shown on Table I-22. As shown in the examples, these prices are significantly above the amounts that a machinist (\$75,300), a police recruit (\$118,000), or an engineering technician (\$102,200) could afford to pay. These prices are, however, affordable to a number of families that have two wage earners, as demonstrated in the table. For example, a police recruit and a retail sales person with a combined income of \$53,660 could afford to pay up to \$167,000 for a house, somewhat above the MLS median price for a four-bedroom home.

Table I-23
Average and Median Sale Prices for Homes in Madera, 2002

	2-Bedroom	3-Bedroom	4-Bedroom
Number of Sales	41	165	58
Average	\$75,466	\$125,170	\$166,292
Median	\$66,500	\$119,000	\$159,900

Source: Madera Association of Realtors, *Multiple Listing Service*, January – September 2002

The average rents in Madera range from \$416 for a one-bedroom unit to \$624 for a three-bedroom unit.

Table I-24 indicates rental rates for unsubsidized housing in Madera as of September 2002, based on information from the Madera Housing Authority. These rents represent the lower end of the market, that is housing to which clients of the Housing Authority are referred. As indicated, these rents are somewhat below the Fair Market Rents and “payment standard” rents that the Housing Authority uses for the Section 8 program. The average rents range from \$416 for a one-bedroom unit to \$624 for a three-bedroom unit. Those rents are out of reach for many of the workers and retirees shown on Table I-21, especially those at the bottom of the income distribution. For example, a household with one worker earning the minimum wage (\$6.75 per hour) can afford to spend only \$338 on monthly housing costs including utilities. The affordability gap for a person whose only income source is SSI, such as many disabled persons as well as a number of seniors, is even greater. With SSI as the only source of income, an individual could afford to pay only \$214 for monthly housing costs.

Table I-24
Rental Rates for Apartments in Madera, 2002

	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Average	\$335	\$416	\$505	\$624	\$700

Source: Madera Housing Authority, 2002

FUTURE HOUSING NEEDS

Under the State housing element requirement, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next five year period. Previous sections of this chapter have identified existing needs and needs of special groups. This section focuses on projected housing needs for the period from 2003 to 2007.

Projected housing needs are the total additional housing units required to adequately house a jurisdiction's projected population in five years in units that are affordable, in standard condition, and not overcrowded. These needs, therefore, include those of the existing population as well as the needs of the additional population expected to reside in the city five years hence.

MADERA'S SHARE OF 2001 TO 2008 HOUSING NEEDS

Government Code Section 65584 assigns responsibility for developing projections of regional housing need and for allocating a share of this need to localities within the region to regional councils of government or the California Department of Housing and Community Development (HCD) when there is no local COG. For Madera County and its two incorporated communities (i.e., City of Madera and Chowchilla), HCD prepared and finalized these determinations. Based on a methodology that weighs a number of factors (e.g., projected population growth, employment, commute patterns, available sites), HCD determined quantifiable needs for housing units in the county according to various income categories. Table I-25 depicts Madera's estimated need for the 7 ½ year period. In its final Regional Housing Needs Allocation (RHNA) figures, HCD allocated 4,980 housing units to the City of Madera. The allocation is equivalent to a yearly need of 664 housing units for the 7 ½ year period. The total allocation is broken down into four income categories: very low (921 units or 18 percent of total units), low (797 units or 16 percent of total units), moderate (986 units or 20 percent of total units), and above moderate (2,276 units or 46 percent of total units). In other words, of the 4,980 units allocated, 54 percent must be in the affordable range (very low, low, moderate) and 46 percent in the above range.

Table I-25
Housing Need By Income Category, 2001 To 2008

Income Category	HCD Need Determination	Percentage of Total
Very Low	921	18%
Low	797	16%
Moderate	986	20%
Above Moderate	2,276	46%
Total	4,980	100%
Average Yearly Need	664	--

Source: Department of Housing and Community Development

Table I-26 shows the total 2001 to 2008 RHNA and the 2000 household count for Madera, Chowchilla, and Madera County (including the unincorporated area). This table shows that Madera's share of the RHNA (37 percent) is greater than the percentage of existing households (33 percent). Conversely, Madera County's RHNA share has a lower percentage than the 2000 existing households figure.

Table I-26
Regional Housing Needs Allocation

	Existing Households		Residential Permits 1995 - 2001		RHNA Allocation	
	# UNIT	Share	# Units	Share	# Units	Share
City of Madera	11,971	33%	1,904	41%	4,980	37%
City of Chowchilla	2,587	7%	317	7%	1,087	8%
Unincorporated Areas	21,649	60%	2,441	52%	7,490	55%
Total	36,207	100%	4,662	100%	13,557	100%

Sources: 2000 Census household population; Construction Industry Research Board for residential permit data as of 2002.

RESIDENTIAL DEVELOPMENT ACTIVITY (2000 TO 2002)

Between January 1, 2001, and December 31, 2002, which is within the planning timeframe of the Housing Element, Madera approved or built 1,261 new units. Table I-27 summarizes projects approved, building permits issued, and units constructed by year. Of the 1,261 units that are approved, have permits issued, and units constructed between 2001 and 2002, 238 of those units were considered affordable housing units (i.e., affordable to very low, low, and moderate income households).

Table I-27
Residential Development Activity, 2001-2003

Project	Total Units	Affordable Units			Projected Affordability Level	Status
		# of Units	Sales Price/Rent Level	Subsidy Program		
2001						
Clinton Elm II	10	10	\$73,950- \$77,550	RDA Set-aside funds	1 very low, 1 moderate, 8 low	Recorded 6-12-01
Capistrano XI	45	0	n/a	Market rate	45 above moderate	Recorded 6-7-02, 38 units with permits
Lincoln Place	54	0	n/a	Market rate	54 above moderate	Recorded 2-15-01, 35 lots with permits
Villa Piamonte	31	0	n/a	Market rate	31 above moderate	Recorded 4-13-01
Riverpointe Terrace	57	0	n/a	Market rate	57 above moderate	Recorded 4-10-01, 5 lots with permits
Cottonwood Creek	40	40	n/d	Tax Credits (Section 42)	40 very low	Constructed in 2001
Elm Estates	9	0 9	\$72,000 to 78,000	OPA, RDA Set-aside funds	9 above moderate 2 very low, 6 low, 1 moderate	Recorded 6-15-01
Lajolla	64	64	\$96,950 - \$124,950	Market rate	64 moderate	Recorded 6-12-01 Constructed 12-1-03
Sugar Pine	24	24	\$73,950- \$77,550	RDA Set-aside funds	10 very low, 14 low	Recorded 3-3-01, all lots have permits
Cottonwood Estates	41	0	n/a	Market rate	41 above moderate	Approved in May 2001
Infill lots	1	1	\$75,050	RDA Set-aside funds	1 very low	Completed in 2001
Subtotal	376	148	--	--	54 very low, 28 low, 66 moderate, 228 above moderate	--
2002						
Riverview Apt (Vista del Sol)	142	0	n/a	Market rate	142 above moderate	Under construction
Cottonwood Estates II	163	0	n/a	Market rate	163 above moderate	Final map approval in September 2002
Vista del Sierra	48	48	n/d	RDA Set-aside funds	5 very low, 5 moderate, 38 low	Final map approval in 2002, Under construction
Clinton Elm III	11	11	\$84,300- \$93,057	RDA Set-aside funds	Under construction (1 very low, 1 moderate, 8 low)	Final map approval in 2002
Santa Fe Estates	18	18	\$82,450- \$88,500	RDA Set-aside funds	2 very low, 2 moderate, 14 low	Recorded 8-9-02 Construction underway
Capistrano XII	86	0	n/a	Market rate	86 above moderate	Final map approval in November 2002
Cordova Estates	38	9	\$113,950 - \$149,950	Market rate	9 moderate, 27 above moderate	Final map approval in December 2002/ Constructed in May 2003
Vineyards West	200	0	n/a	Market rate	200 above moderate	Final map approval in January 2002
Infill	4	4	\$73,550-	RDA Set-	2 low, 2 very low	Completed in 2002

			\$77,550	aside funds		
<i>Subtotal</i>	710	90	--	--	10 very low, 62 low, 17 moderate, 618 above moderate	--
2003						
Capistrano XIII	42	0	n/a	n/a	42 above moderate	Final map approval in February 2003
Sherwood Family Apts	81	81	Under construction	Tax credit project	40 very low, 40 low, 1 moderate	Under construction
<i>Subtotal</i>	121	81	--	--	40 very low, 40 low, 1 moderate, 42 above moderate	--
Total	1,209	319	--	--	104 very low, 130 low, 84 moderate, 888 above moderate	--

Source: City of Madera Community Development Department and Redevelopment Agency

In an effort to relate this building permit activity to the 2001-2008 Regional Housing Need Allocation figures, City Staff and the Housing Element Consultants assigned each new unit to one of the four income categories specified in the HCD needs allocation. The results of this analysis are shown in Table I-28. After accounting for approved and constructed housing units between January 1, 2001, and December 31, 2002, Madera's remaining fair share need is 3,771 new units (817 very low, 667 low, and 902 moderate).

Table I-28
Balance of Need

<u>Income Category</u>	<u>2001 to 2008 HCD Need Determination</u>	<u>Units Constructed/Planned 2001-2002*</u>	<u>Percentage of Need Met</u>	<u>Balance of Existing Need</u>
<u>Very Low</u>	<u>921</u>	<u>104</u>	<u>11.2%</u>	<u>817</u>
<u>Low</u>	<u>797</u>	<u>130</u>	<u>16.3%</u>	<u>667</u>
<u>Moderate</u>	<u>986</u>	<u>84</u>	<u>8.5%</u>	<u>902</u>
<u>Above Moderate</u>	<u>2,276</u>	<u>888</u>	<u>39.0%</u>	<u>1,388</u>
<u>Total</u>	<u>4,980</u>	<u>1,209</u>	<u>24.2%</u>	<u>3,771</u>

*Units include both units constructed and those receiving building permits between January 1, 2001 and April 30, 2002.

Source: Community Development Department, November 2002; Department of Housing and Community Development, December 2002.

RESOURCE INVENTORY

This section assesses the availability of land and services to meet the needs documented in the previous section. This section inventories Madera's available residentially-designated land, calculates the buildout potential of this land, and reviews the adequacy of services to support future housing development.

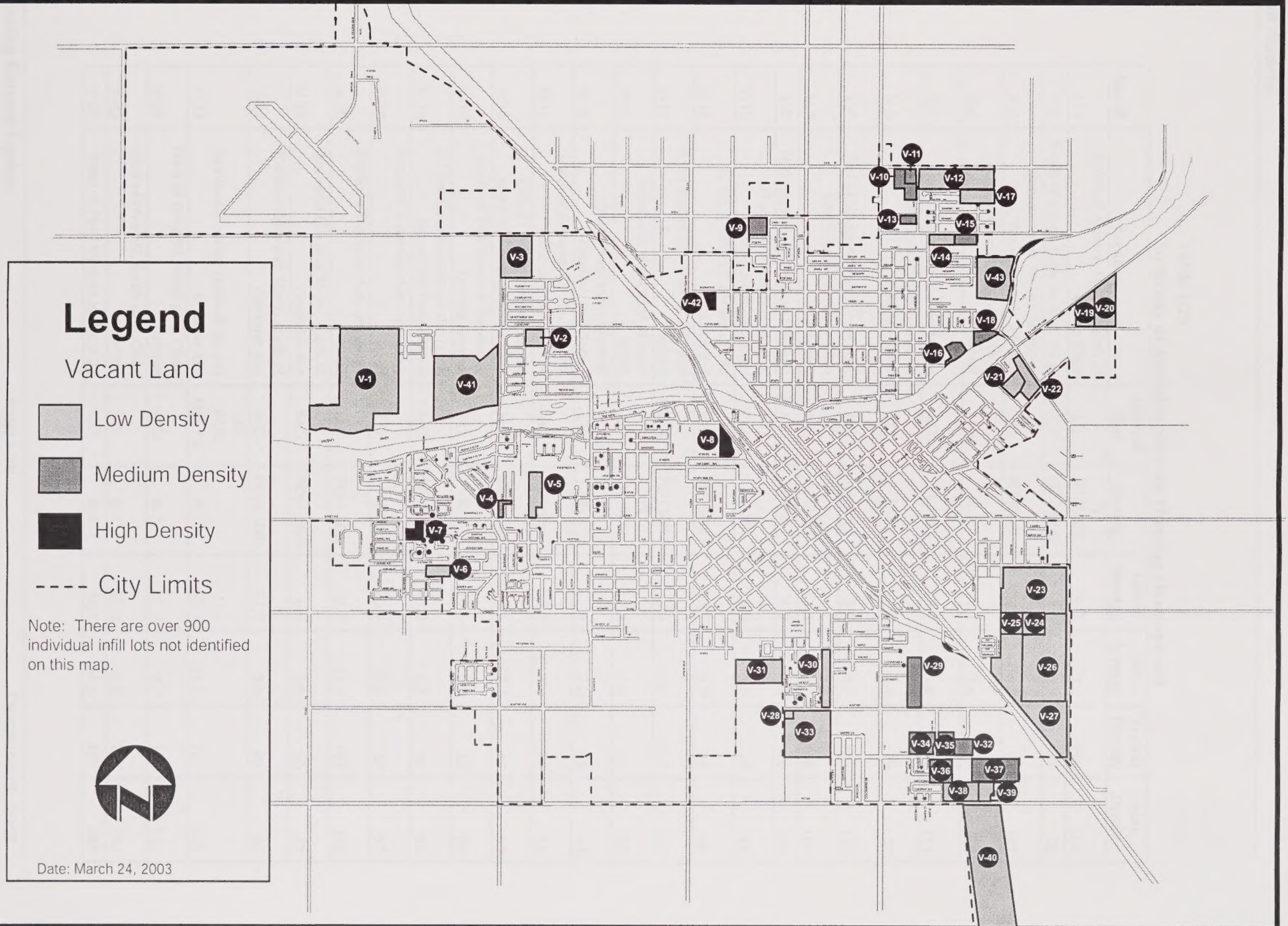
AVAILABLE LAND INVENTORY

In the fall of 2002, the Housing Element Consultant (Mintier & Associates) worked with GIS data and other information provided by the City's Community Development Department to develop an accurate picture of Madera's residential development potential. The inventory identifies major vacant ~~and underutilized~~ sites for residential development within the city limits. A more detailed description is identified below.

Relative to future basic construction needs, it has been indicated that during the period of 2003 and 2008, which is the timeframe of this housing element, Madera's balance of exiting need is 3,771 new units. A breakdown of those units by affordability level is presented in Table I-28. The City's major responsibility is to provide adequate sites zoned to meet future construction needs. This section evaluates the city's available land supply to see if there is enough residentially-zoned land to future housing demands, as determined by the HCD's Regional Housing Needs Allocation.

Available Land Currently Planned for Residential Use

The land inventory identified 43 sites (covering 768 gross acres) that are residentially-designated, not yet subdivided, and are considered vacant ~~or underutilized~~. Table I-29 summarizes the location, size, and the estimated number of potential housing units which could be accommodated on each site. The table also makes a distinction between the development potential developed at a typical density (i.e., the density that has actually been built over the last several years) versus the maximum allowed density under a particular zoning district. Figure I-1 shows the location and boundaries of the areas referred to in Table I-29.



**Table I-29
Summary of Available Sites for Housing Development**

Site #	Location	General Plan	Zoning	Gross Acreage	Net Acreage	Typical Density	Max. Density
V-1	South of Avenue 15 1/2 North of Fresno River	LD	PD (12000)	96.2	72.2	216	262
V-2	South of Aspen Lane on Ave. 15 1/2	LD	PD (6000)	5.1	3.8	23	28
V-3	Between Ave 16 and Foxglove Way, West of North Schnoor	LD	PD (6000)	18.9	14.2	71	103
V-4	East of Granada Drive north of Sunset	MD	R-2	3.1	2.6	37	38
V-5	Just west of site V-4 on Sunset	LD	PD (4,500)	15.7	11.8	100	114
V-6	Between Howard and Sunset by Westgate Drive	LD	R-1	5	3.8	19	27
V-7	East of Westberry on Sunset Ave.	HD	PD (1,500)	5.5	4.7	122	136
V-8	East side of the Arbor Vitae Cemetery	HD	R-3	5.3	4.5	108	109
V-9	At the corner of Adell and Sonora	MD	R-2	4.9	4.2	58	60
V-10	Off of Ellis Street northeast of James Monroe School	MD, P&R	R-1	6.6	5.0	25	36
V-11	At the southwest corner of Ellis and Merced	MD	PD (3000)	3.85	3.3	46	48
V-12	At the southeast corner of Ellis and Merced	MD, LD	PD (3000)	23	19.6	274	284
V-13	West side of Merced at Adell Street	LD	PD (4,500)	2.4	1.8	15	17
V-14	At the southeast corner of Kennedy and Tulare	LD	R-1	4	3.0	42	44
V-15	South of Kennedy St abutting the east side of Site V-14	MD	PD(3000)	4.7	4.0	56	58
V-16	Off of Lincoln Avenue on the north side of the Fresno River	MD	PD(3000)	4	3.4	48	49
V-17	South of Ellis Street at the end of Lacreata Avenue	LD	R-1	12.8	9.6	48	70
V-18	E. Cleveland Avenue on the north side of the Fresno River	MD	PD(3000)	3.9	3.3	46	48
V-19	Between Yosemite Ave. and Story Road	LD	R-1	10.1	7.6	38	55
V-20	Between Yosemite Ave. and Story Road	MD	PD(4,500)	26.5	22.5	191	218
V-21	Between Elm and Tozer, south of Yosemite Ave	MD	PD(4,500)	6.9	5.9	50	57
V-22	Between Elm and Tozer, south of Yosemite Ave	MD	PD(4,500)	11.5	9.8	83	95
V-23	Northwest corner of Road 28 and E. Olive Ave	LD, P&R, MD, NC	R-1	55.3	41.5	207	301
V-24	West of Hwy 99, south of E. Olive Avenue	MD	R-2	12.1	9.7	136	141
V-25	West of Hwy 99, south of E. Olive Avenue	MD	R-2	12.2	9.8	137	142
V-26	West of Hwy 99 next to Road 28	LD	R-1	48.7	36.5	183	265

Site #	Location	General Plan	Zoning	Gross Acreage	Net Acreage	Typical Density	Max. Density
V-27	West of Hwy 99 on the west side of Road 28	LD	R-1	56.4	42.3	212	307
V-28	Corner of Almond Rd. and Stadium Road	LD	R-1	0.8	0.6	3	4
V-29	North of Almond Ave between Madera Ave and Hwy 99	MD	PD (3000)	10	8.5	119	123
V-30	Northwest corner of Almond Ave and Monterey St.	LD, HD, CY	PD(4500)	8	6.8	58	66
V-31	South of Madera High School athletic fields just west of Stadium Road	LD	R-1	11.6	8.7	44	63
V-32a	North of Gary Lane and on the west and east sides of Barnett Way	MD	PD (3000)	3	2.6	36	37
V-32b	North of Gary Lane and on the west and east sides of Barnett Way	MD	PD(4500)	1.2	0.9	8	9
V-33	Southeast corner of Almond Ave. and Stadium Road	LD	PD (6000)	36.9	27.7	138	201
V-34	Northwest corner of Gary Lane and Emily Way	MD	PD (3000)	12.5	10.6	149	154
V-35	Northeast corner of Gary Lane and Emily Way	MD, HOSP	PD (3000)	6.8	5.4	76	79
V-36	South of Gary Lane, east of Crystall Way	MD	PD (3000)	8.2	6.6	92	95
V-37	South of Gary Lane, east of Barnett	MD	PD (3000)	17.1	13.7	192	199
V-38	North of Pecan Ave, east of Madera Ave.	LD	R-1	12	9.0	45	65
V-39	North of Pecan Ave, east of Madera Ave.	LD	PD (4500)	4	3.4	29	33
V-40	South of Pecan Ave, east of Madera Ave.	LD	PD (4500)	83.7	71.1	605	689
V-41	South of Avenue 15 1/2 North of Fresno River	LD	PD (6000)	42.4	36.0	180	262
V-42	Between Sherwood Way and Cleveland Avenue, west of Owens Street	HD	R-3	5.2	4.4	106	107
V-43	West of Raymond Road, south of Avenue 16	LD	R-1	40.5	32.4	162	235
Total				768.6	608.5	4,630	5,532

Source: City of Madera Community Development Department, 2003.

In addition to the available sites identified in Table I-29, the City has identified large, residentially-designated parcels outside the city limits, but within the City's General Plan Planning Area. As shown in Figure I-2, these sites are all directly adjacent to the existing city limits border. In the past, the City has continually responded in a positive manner to proposed rezoning and annexation applications as a means of ensuring adequate sites are available for residential development. Many of these properties are available for immediate rezoning and annexation. These sites can provide an additional 1,645 units (at typical densities) or 2,236 units (at maximum densities).

Table I-30
Summary of Available Sites for Housing Development
Outside the City Limits

Site #	Location	General Plan	Gross Acreage	Dev. Potential - Typical Density	Dev. Potential - Maximum Density
UV-1	Northeast corner of Sherwood and Owens	MD	15.9	153	191
UV-2	Southwest corner of Adell and Austin	LD	19.9	80	111
UV-3	Southwest corner of Adell Street and North Lake	LD	13.0	52	73
UV-4	Along Road 28 just north of Sunrise Avenue	LD	68.9	276	386
UV-5	Southwest corner of Sunrise and Road 28	LD	18.8	75	105
UV-6	Northeast corner of Ave 13 and Pecan Road	LD	36.3	145	203
UV-7	West of Stadium Road at Almond Ave	LD	37.2	158	221
UV-8	South of Almond Ave and west of Granada Drive	MD	27.6	281	351
UV-9	North of Howard Road and west of Road 24 ½	LD	72.5	290	406
UV-10	East of Road 24 ½ between Howard and Almond Ave	LD	33.7	135	189
Total			343	1,645	2,236

Source: City of Madera Community Development Department, 2002.



Table I-31 summarizes the information provided in Table I-28 according to a generalized density based on residential zoning districts. Of the total 4,630 units (typical density) that could be accommodated under current zoning, 1,539 of those units are under the medium density category and 336 in the high density category – a total of 1,875 units. Of the total 5,532 units (maximum density) that could be accommodated under current zoning, 1,596 of those units are under the medium density category and 352 in the high density category – a total of 1,948 units. It is likely that many of Madera's affordable units, especially in the low and very low income categories, could be accommodated in the medium and high density ranges.

Figure 1-2: Available Land (Outside City Limits)

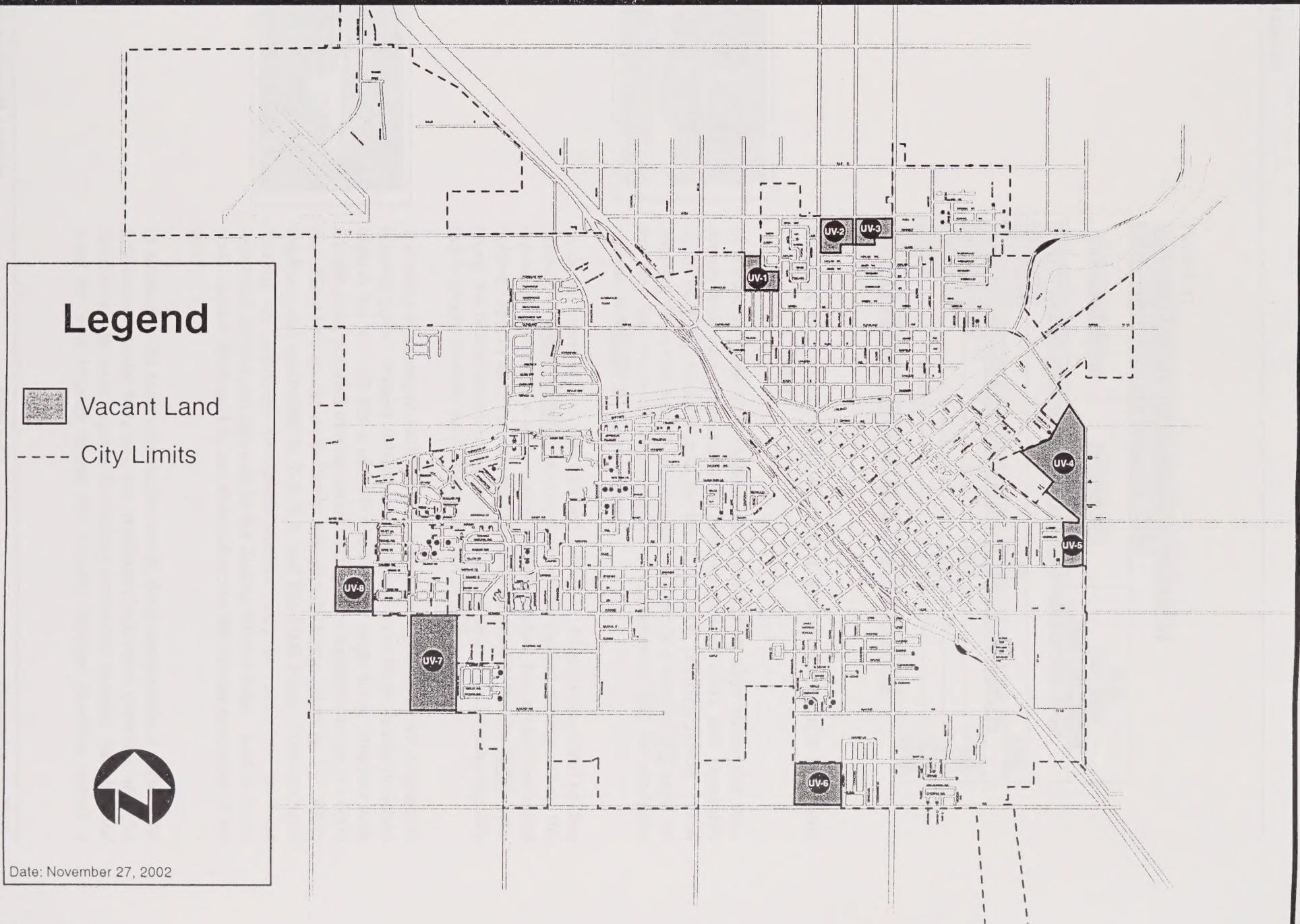
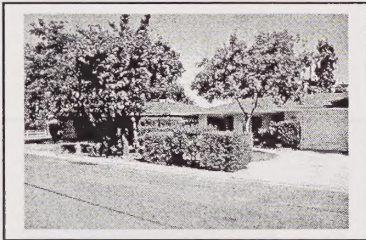


Table I-31
Summary of Residential Development Potential by
Density (Residential Designations Only)

<u>Generalized Density</u>	<u>Dev. Potential - Typical Density</u>	<u>Dev. Potential – Maximum Density</u>
<u>Densities that can accommodate Moderate and Above Moderate Income Households</u>		
Low Density	2,752	3,581
<u>Densities that can accommodate Very Low and Low Income Households</u>		
Medium Density	1,539	1,596
High Density	336	352
<u>Subtotal</u>	<u>1,875</u>	<u>1,948</u>
<u>Total</u>	<u>4,630</u>	<u>5,532</u>

Source: City of Madera Community Development Department, 2003

ANALYSIS OF DEVELOPMENT POTENTIAL VERSUS PROJECTED HOUSING NEED



As shown in Table I-28, Madera has a net RHNA (after subtracting units already built and approved units between January 2001 and December 2002) of 3,771 housing units for the 2003-2008 planning period. When breaking down that total by income group, there is a need of 817 units for the very low income category, 667 for low income, 902 for moderate income, and 1,388 for above-moderate.

As shown previously in Table I-29 and Table I-31, Madera has a total holding capacity of 4,630 to 5,532 housing units under current zoning. Using the maximum densities for each zoning district, Madera has a total residential holding capacity that is greater than the total adjusted RHNA by 1,761 units. Using the typical densities, Madera has a total residential holding capacity that is greater than the total adjusted RHNA by 859 units.



The range of zoning of available sites affords the opportunity for a variety of housing types. Present development patterns have single family detached units in the R-1, PD 6000, and PD 4500 zones; single family attached units (cluster units, planned developments, and split-lot duplexes) in the PD 6000 and PD 4500 zones; multi-family and mobile home parks in PD 3000; duplexes and apartments in R-2, R-3, and PD 1500 zones. Manufactured housing on approved foundation systems may be permitted in most residential zones upon approval by the Zoning Administrator. Mobile home parks can be developed in any zone subject to the density provisions of the zone.

In addition to the basic construction needs, the housing needs of each of the four income groups (very low, low, moderate, and above moderate) must be considered. Because capacity for housing production exceeds Madera's total need for new housing during the Housing Element planning period, a

primary objective for the City over the Housing Element planning period will be to provide adequate sites to accommodate the housing needs of very low, low, and moderate-income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. It is HCD's position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

In regard to lower income households, rental units would typically be constructed in the R-2, R-3, PD 3000, PD 2000, PD 1500, and Commercial zones. There is the potential for 1,875 units (typical density) to be constructed in these zones, which exceeds the projected need for very low and low income categories by 391 units. There is the potential for 1,948 units under the maximum density, which also exceeds the projected need for very low and low income categories by less than 464 units. This does not take into account second units and the density bonus potentially available for residential projects that provide housing units for low and very low-income households. In addition, the City has a history of producing single family detached units that meet all affordability levels including very low, low, and moderate levels (refer to section on "Current and Past Programs in Madera").



Single family attached and detached units are also expected to be the major housing type for moderate and above moderate-income groups. As indicated above, the currently zoned sites will potentially yield between 2,752 and 3,581 units to meet the projected need for 2,290 units for moderate and above moderate-income groups.

As mentioned earlier in this section, most of the sites listed on Table I-38 are available for development without major infrastructure constraints. The majority of sites identified in Table I-29 are also for the most part available for development. However, the outermost parcels have longer distances to extend service lines if developed before closer-in sites are developed.

Additional residential units not included in Table I-29 may be realized through infill development of scattered small vacant lots throughout Madera. Madera has several subdivisions that are not fully built out. In total there are approximately 910 vacant subdivided lots that could accommodate single family units in the timeframe of this Housing Element. Add this potential to the amount of vacant available land and the City has surplus capacity to meet the Regional Housing Needs Allocation.

The community profile, the constraints discussion, and the assessment of housing needs in the community, serve as the basis for developing the housing programs for the City of Madera. In summary, there are sufficient sites (including vacant raw land and infill parcels) available for development of units to meet Madera's total projected housing need. While the City has in the past and will continue to make land available for development of housing in all categories, dependence on private enterprise has not satisfied all of the

demands. There is a continuing need to consider the requirements for a number of the special housing needs.

The various housing programs identified by in the section "Current and Past Programs" are expected to be continued over the planning period for this Housing Element. The City will continue its housing rehabilitation efforts by applying for HOME funding and using housing set-aside funding as the required match. The Housing Authority will continue its activities in support of housing in the community based on prior levels of commitment. However, the amount of additional funding available will be dependent upon State and Federal sources, and the success of the Authority in competing for these funds.

ADEQUACY OF PUBLIC FACILITIES AND INFRASTRUCTURE

Water

The City's water supply system consists of a network of interconnected sub-systems serving specific areas in accordance with City policy. Water is supplied by 15 water wells, all of which are located inside the City limits. The City also has a 1 million gallon water storage tank. According to Al Holguin, Water/Sewer Operations Manager, the City has a current (November 2002) pumping capacity of 23,940 gallons per minute (gpm), and an average daily usage of 21 million gallons per day (mgd) during the summer and 5 mgd during the winter. Al Holguin also stated that the City is currently (December 2002) not facing any critical water supply issues or problems, and does not anticipate there will be any constraints within the Housing Element planning period (2001-2008). The City will be constructing an additional well in December 2002 and a well in 2003 to increase the City's supply of water.

Sewer

The City of Madera's Wastewater Treatment Plant is located at 13048 Road 21 ½ in Madera, and is a secondary treatment facility. Sewer collection pipelines in the City range between 8 and 42 inches. According to Dave Underwood of City of Madera's Wastewater Treatment Plant, the City's Wastewater Treatment Plant has a maximum design capacity of 7 million gallons per day (mg/d). During wet weather periods where heavy rainfall occurs for an extended amount of time, the design capacity is often exceeded. For the most part, however, the average overall daily flows range from 4.5 to 5 mg/d.

According to Wayne Clay, Wastewater Treatment Plant Operations Manager, the City is currently (November 2002) in the preliminary planning stages for expanding the plant capacity to 10.1 mg/d. The City is expected to start construction in about a year, and it will take 3 years to complete.

ENERGY CONSERVATION OPPORTUNITIES

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Energy price fluctuations in the late 1990s and energy price increases in early 2001, combined with rolling electricity blackouts, have led to a renewed interest in energy conservation. Pacific Gas and Electric (PG&E) provides gas and electricity services for the City of Madera.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 1998 (effective date of July 1, 1999). Energy efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made.

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:

- (1) Specifies the standards for determining the exact dimensions and locations of such easements.
- (2) Specifies any restrictions on vegetation, buildings and other objects which would obstruct the passage of sunlight through the easement.
- (3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
- (4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.

- (5) Specifies that the ordinance is not applicable to condominium projects which consist of the subdivision of airspace in an existing building where no new structures are added.

The City has adopted the uniform solar energy codes introduced by the International Association of Plumbing and Mechanical Officials. However, the number of installations of solar panels within the community has not been as great as expected. This is due to certain factors. The initial cost of installation of a solar unit is beyond the limits of many families within the community. Furthermore, the prevalence of the fog during winter months reduces the effectiveness of the solar unit.

The City and PG&E play a role in implementation of various other energy conservation measures. An insulation program promoted by the City has become very popular within the community. Under the program, households below poverty level are eligible for insulation free of charge, and low-income households are eligible almost free of charge.

POTENTIAL HOUSING CONSTRAINTS

POTENTIAL GOVERNMENT CONSTRAINTS

Local governments have little or no influence upon the national economy or the federal monetary policies which influence it. Yet these two factors most significantly impact the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the housing element's purpose is to require local government to evaluate its past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

General Plan Designations and Zoning

As shown in Table I-32 below, the General Plan land use designations that allow residential development include four residential designations that permit a range of residential development types.

Table I-32

General Plan Land Use Designations Permitting Residential Development

General Plan Designation	Residential Use	Density Range	Corresponding Zoning Districts
<i>Residential Land Use Designations</i>			
Low Density Residential	Single family units	3-7 units/ gross acre	R-A, R-1
Very Low Density Residential	Single family units	1-2 units/ gross acre	R-A & PD 12,000
Medium Density Residential	Zero-lot line single family units and all multi-family units	8-15 units/gross acre	R-2
High Density Residential	Single family and Multi-family units	16-25 units/gross acre	R-3
<i>Commercial Land Use Designation</i>			
Community Commercial	Single family and Multi-family units	3-25 units/gross acre	Mixed-Use Overlay

Source: City of Madera General Plan, 1992

As shown in Table I-33 below, there are eleven residential zoning districts and four commercial zoning districts which allow residential development in the City of Madera. The table shows the residential uses permitted in each district, as well as the minimum lot sizes for each district. For each of these zoning districts, guest units without kitchen facilities are allowed upon administrative approval. Manufactured housing is also allowed in these zoning districts with a zoning administrator's permit.

Table I-33
Zoning Districts Permitting Residential Development

Zoning District	Residential Uses Permitted	Minimum Lot Area	Minimum Setback (fr/side/rear)	Building Height Limits
RA	Single family dwellings	12,000 sq. ft.	15/10/15	35 ft.
R-1	Single family and Multi-family dwelling units	6,000 sq. ft.	15/10/15	35 ft.
R-2	Single family and Multi-family dwelling units	3,000 sq. ft.	15/10/15	35 ft.
R-3	Single family and Multi-family dwelling units	1,800 sq. ft.	15/10/15	50 ft.
PD (1500)	Single family and Multi-family dwelling units	1,500 sq. ft.	Same as Residential when applicable	-
PD (2000)	Single family and Multi-family dwelling units	2,000 sq. ft.	Same as Residential when applicable	-
PD (3000)	Single family and Multi-family dwelling units	3,000 sq. ft.	Same as Residential when applicable	-
PD (4500)	Single family dwellings	4,500 sq. ft.	Same as Residential when applicable	-
PD (6000)	Single family dwellings	6,000 sq. ft.	Same as Residential when applicable	-
PD (8000)	Single family dwellings	8,000 sq. ft.	Same as Residential when applicable	-
PD (12000)	Single family dwellings	12,000 sq. ft.	Same as Residential when applicable	-
<u>C-1</u>	<u>Single family and Multi-family dwelling units (CUP required)</u>	<u>1,800 sq. ft.</u>	<u>Front setback applies when partially in R zone. 10 ft. (Side/rear) abutting Residential</u>	<u>50 ft.</u>
<u>C-2</u>	<u>Single family and Multi-family dwelling units (CUP required)</u>	<u>1,800 sq. ft.</u>	<u>Front setback applies when partially in R zone. 10 ft. (Side/rear) abutting Residential</u>	<u>65 ft.</u>
<u>C-N</u>	<u>Single family; Multifamily (CUP required)</u>	<u>5,000-6,000 sq. ft. (Interior/Corner lots)</u>	<u>10 ft. front and side (15ft. when next to R or PD), No rear (except when next to R or PD)</u>	<u>35 ft.</u>
<u>C-R</u>	<u>Single family and Multi-family dwelling units (CUP required)</u>	<u>5,000-6,000 sq. ft. (Interior/Corner lots)</u>	<u>10 front, 10 side, no rear except when adjacent to R or PD</u>	<u>24 ft.</u>

Source: City of Madera Zoning Ordinance

Parking Requirements

The City requires one covered and one uncovered parking space for each single family unit and multi-family unit. For multi-family units, the Zoning Ordinance requires one guest parking space for every four units. For senior citizen housing projects, one covered parking space for each unit is required. In addition, one guest parking space is required to be provided at the rate of one space for every four units.

The City requires 1.5 parking spaces for each one bedroom single-family unit, and two spaces for single-family units containing more than one bedroom (one covered and one uncovered). In addition to the parking spaces required for single-family units, all projects with six or more units are

required to provide off-street parking for visitors. For these units, one space for the first four units, and one space for each four units thereafter is required.

For senior citizen housing projects, one covered parking space for each unit is required. In addition, one guest parking space is required to be provided at the rate of one space for every four units. Furthermore, employee parking is required to be provided at a rate of one space for every two employees, and parking for a manager's quarters is required at the standard residential rate.

Density Bonus

According the Madera Zoning Ordinance, the City will grant a 25 percent density bonus over the housing unit density allowed by the existing zoning if the developer agrees to meet one of the following conditions:

- 10 percent of the units are for very low income households,
- 20 percent of the units are for low income households; or
- 50 percent of the units are for senior citizens, and at least 10 percent of the units are for very low income senior citizens, or at least 20 percent of its units are for low income senior citizens.

The City may provide additional incentives for the developer, unless the City Council finds that additional incentives are not necessary to make the proposed development economically feasible.

As stated in the Zoning Ordinance, additional possible incentives include the following:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements which exceed minimum building standards approved by the State Building Standards Commission as provided in the California Health & Safety Code.
- Approval of mixed use zoning in conjunction with housing development consisting of commercial, office, industrial, or other land uses which will reduce the cost of the housing development, if such land use are compatible with the housing development and the existing or planned development in the area, and consistent with the General Plan.

AB 1866 was passed by State legislature in 2002, and will become effective January 1, 2003. As a result, the following changes will affect density bonus practices:

- Local governments will not be able to apply development standards (i.e., parking and setbacks) to low and moderate income or senior housing that make it difficult to build housing at the established density.
- If determined by local government that density bonus is not needed to make a new development affordable, the finding must be based on a written and objective analysis.
- Developers of moderate-income developments, such as condominiums, may apply for a density bonus.

Secondary Dwelling Units

According to the Madera Zoning Ordinance, secondary dwelling units, in addition to the first single-family dwelling unit on any R-1 zoned lot, may be allowed through approval of a use permit subject to the following standards:

- Secondary units shall conform to the height, open space, lot coverage, parking, and setback requirements of the R-1 zone along with other requirements of the zoning code and other applicable city codes.
- No application under this section shall be considered for any lot less than 6,000 square feet in area.
- Second units shall be provided with at least one covered parking space, in addition to parking required for the existing residence.

AB 1866, which was recently passed by State legislature and becomes effective on January 1, 2003, will allow ministerial review of permits for second units in an effort to streamline the review process and reduce costs.

Manufactured Housing

Manufactured housing can provide quality housing at a reasonable price. The recent trend in State legislation has been to encourage homeowners to place and finance manufactured homes on single-family lots. As a result, mobile homes as well as factory-built housing may now be taxed as real estate and may be set on permanent foundations, in common with conventional site-built housing.

California SB 1960 (1981) prohibited local jurisdictions from excluding manufactured homes from all lots zoned for single-family dwellings; in other words, limiting the location of these homes to mobile home parks is forbidden. However, SB 1960 does allow the local jurisdiction to designate certain single-family lots for manufactured homes based on compatibility for this type of use.

The City of Madera Zoning Ordinance permits manufactured housing in most residential zones upon approval by the Zoning Administrator. Therefore, the Zoning Ordinance does not act as a constraint to manufactured housing.

Emergency Shelters

The Madera County Community Action Agency operates two emergency shelter facilities, a transitional shelter facility, two transitional housing sites (Mount Laura Shelter and the Martha Diaz Center), and a motel voucher program within the city. In addition, the Madera Rescue Mission provides services for men, women and children, including shelter, three meals a day, showers, and clothing giveaways. Its facilities in the city include a shelter for women and children with a bed capacity of 30, and a men's shelter with a capacity of 60.

Emergency shelters and transitional housing are possible in a wide variety of zones, depending on type and size. Smaller emergency and transitional facilities for fewer than six individuals would be permitted in all residential zones. Establishment of emergency shelters and transitional facilities greater than six individuals are permitted in the R-3, C-1, and C-2 zones with Use Permit approval.

Group Homes

The Madera Zoning Ordinance allows group homes and other related facilities (six or fewer persons) in residential zones upon administrative approval. Group homes that provide housing for more than six persons are allowed in residential zones upon obtaining a conditional use permit from the Planning Commission. These facilities are also allowed with a use permit in the Light Commercial (C-1) and Heavy Commercial (C-2). Group homes are not permitted in any other zones.

Persons with Disabilities

The City does not have any processes for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building laws. Although the City does not have any local building requirements for handicap accessibility, the City does follow California's handicap and accessibility laws which require the following for multi-family residential developments:

- Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units are accessible.

Single-family residential developments are exempt from accessibility requirements, but accessibility features for a single-family home may be added at the request of a homeowner.

Farmworker

In Madera, permanent rental housing affordable to low and very low income households is the main type of housing for permanent farmworkers. Locations identified for multi-family residential would provide sites for this group. Most housing specifically for farmworkers exists in the unincorporated County. The only farmworker complex within the city limits is the 40-unit Cottonwood Farm Labor complex operated by Self Help Housing.

Seasonal farmworkers stay primarily in boarding houses and secondary dwelling units. Boarding houses are a housing alternative which offers the most reasonably-priced lodging for seasonal farmworkers. The City allows boarding houses and bungalow courts in the R-3 zone with a use permit.

Growth Control/Growth Management

The City does not have a growth control ordinance nor does it employ any growth management techniques that will influence the amount, type, and rate of development within the City.

Design Criteria

The City does not have a design review process or a set of design criteria for new residential development. The City's only design requirements include setback, height limit, and open space requirements.

Open Space Requirements

According to the Madera Zoning Ordinance, the minimum useable open space for each residential unit is shown in Table I-34:

Table I-34
City of Madera Minimum Open Space Requirements

Zoning District	SQUARE FOOTAGE
R-A	2,000 sf
R-1	1,000 sf
R-2	750 sf
R-3	500 sf

Source: City of Madera Zoning Ordinance



In addition to the minimum open space requirements above, the City requires that buildings located on a lot in an R-1 Zone shall not exceed a cumulative floor area of 1,400 square feet plus 20 percent of the site area on which those buildings are located.

For apartment projects containing 50 or more units, one or more amenities are required such as a community room, storage facility, basketball court, swimming pool, tennis court, putting green, lawn bowling, tot lot, or outdoor cooking facilities or barbecues.

Building Codes and Enforcement

New construction in the City of Madera must comply with the 2001 California Building Standards Code (The CODE). The CODE includes the 1997 editions of the Uniform Building Code, the Uniform Housing Code, and the Uniform Code for Building Conservation. In addition, it includes the 2000 edition of the Uniform Plumbing Code, Uniform Mechanical Code, Uniform Fire Code, and the 1999 Uniform Electrical Code. The CODE became effective on November 1, 2002. As of July 2003, the City has not made any amendments to the CODE.

Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement act as a constraint on the amount of housing and its affordability. However, the codes enforced by Madera are similar to the codes enforced by most other cities in the region, and are necessary to promote the minimum standards of safety and accessibility to housing. Thus, the codes are not considered to be an undue constraint on housing investment.

On/Off Site Improvement Requirements

The City of Madera requires that developers complete certain site improvements in conjunction with new housing development. The following are required improvements for residential subdivisions with five or more parcels according to City Standard Specifications:

- Storm drainage system;
- Sanitary sewer system and domestic water system including water meters;
- Electric, telephone, and cablevision facilities; and
- Street infrastructure including curb and gutters, sidewalks, street lights (galvanized steel) and fire hydrants.

On-site improvements vary with the type of project proposed. The improvements are guided by City Code and Standard Specifications. The right-of-way improvements can be a major cost of development; but they are essential to orderly development, the provision of services, and the health and safety of residents. An action taken by the city to reduce these costs to some extent, was the adoption of the 50-foot Residential Access Street Standard. This standard allows for a narrower pavement width and contiguous sidewalk, along with a narrower right-of-way, all of which will lower the cost of residential development.

The General Plan also recommends automatic irrigation systems for medium and high-density residential projects. This along with low maintenance and drought tolerant plants should reduce the long-term costs for these types of projects. The State in their mandatory water efficiency regulations indicates that the cost of installing and maintaining water efficient landscapes should not exceed the costs of other landscaping. Any actual differential should be offset by lower maintenance costs in a very short time.

Development Fees and Other Exactions Required of Developers

Table I-35a indicates the estimated building fees for a typical 1,500 square feet single family home in the City of Madera. Table I-35b indicates the estimated building fees for multi-family development.

Table I-35a
City of Madera Single Family Development Impact Fees, 2002

Development Impact Fees	
Energy	\$75
Fire	\$32
Police	\$90
Parks and Recreation	\$692
Public Works	\$144
Sewer	\$325
Storm Drainage	\$388
Streets	\$206
Water	\$342
Building and Construction	\$538
Electrical	\$45
Plumbing	\$43
Mechanical	\$24
Seismic (1)	\$10
School District (2)	\$6,420
Total	\$9,374

Sources: City of Madera Community Development Department-Building Division, 2002

Notes: Based on a 1,505 square foot (living area) single-family, single-story detached entry level home with an attached two-car garage (447 square feet).

(1) Based upon 10% of valuation. (2) \$4.28 per square foot.

Table I-35b**City of Madera Multi-family Development Impact Fees, 2003**

Development Impact Fees	
Fire	\$14
Police	\$48
Parks and Recreation	\$367
Public Works	\$52
Sewer	\$223
Storm Drainage	\$210
Streets	\$138
Water	\$123
Building and Construction	Based on square footage
School District	\$4.28/sq ft
Total	\$1,175

Sources: City of Madera Community Development Department-Building Division, 2003

Notes: Total does not include Building and Construction fee and school district fees.

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these costs are summarized in Table I-36 below.

Table I-36**City of Madera Planning Fees, 2002**

General Plan Amendment	\$2,070
Rezoning (minor/major)	\$1,860/\$2,220
Use Permit (for residential zones only)	0-25 units - \$1,090 25+ units - \$1,710
Site Plan Review (Less than 1,200 sf/More than 1,200 sf & 0-25 units)	0-25 units - \$370/\$620 25+ units - \$1,280
Negative Declaration	\$350
Environmental Impact Report	\$1,170+cost

Source: City of Madera Community Development Department, 2002

Processing and Permit Procedures

Processing time for projects in the City of Madera is generally minimal. Multi-family projects in residential zones are permitted uses and therefore, require only administrative review. A project can be approved and underway for building permit applications in 2 to 4 weeks. This procedure, identified as a Site Plan Review application, was established in 1988. It better defines application procedures and project requirements and streamlines the process for many larger developments, which might otherwise be subject to Use Permit approval.

In Planned Development zones, a precise plan is required for the project and must be approved by the Planning Commission. The formal review period is four weeks. The time before approval typically ranges from 4 to 6 weeks and varies with time between the submittal date and the next regularly scheduled Commission meeting. Use permits are required for residential uses in commercial zones. The review period is the same as that for precise plans. It cannot be reduced due to the public hearing and environmental review

notification requirements. Use permits have a fifteen-day appeal period and are valid for one year unless building permits are obtained. Extensions of this time frame may be requested if a project requires a longer period of time in which to obtain financing and prepare building and improvement plans.

The formal review period for tentative subdivision maps is 4 to 6 weeks. The applicant's preparation time and preliminary staff review may increase the time frames for subdivisions. The time frame often depends on the accuracy and adequacy of the initial plans. A requirement for an EIR will lengthen the process but an EIR can be processed simultaneously with the map. Review and processing times for tentative maps are minimal in the City of Madera since the City Council has delegated the decision-making process to the Planning Commission. Parcel maps for less than five parcels are approved by the City's Development Review Committee so that the processing time is only limited to the public hearing notification time frame.

The processing time for projects has been kept to a minimum. Staffing levels in the various departments responsible for development review are also kept to a minimum and may result in a slight increase in the time for processing of projects when the workload is heavy. The adequacy and accuracy of plans varies significantly among the various developers. Procedural guidelines have been developed and checklists have been made available for applicant's to reduce time in the preliminary plan preparation phases. Revised application forms have also been created which contain an outline of procedures and application submittal requirements.

Multi-family Residential Permit Processing and Procedures

Multi-family residential development (3 or more units) proposed for the R-1, R-2, and R-3 zoning districts requires a site plan review application. The site plan review application requires administrative approval, which typically takes approximately two weeks. Multi-family development proposed in the Commercial and Planned Development zones requires Planning Commission approval, which can take approximately 1 to 2 months. Conditional use permits are also required for residential development in Planned Development zones and all Commercial zones with the exception of the Neighborhood Commercial (C-N) zone.

Following initial plan approval from either administrative staff or the Planning Commission, application for required building permits may commence. A site utility and grading permit and electrical, mechanical, and plumbing permit are the permits required for multi-family residential developments.

POTENTIAL NON-GOVERNMENTAL/MARKET CONSTRAINTS

All resources needed to develop housing in Madera are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. Thus, cost factors are the primary non-governmental constraints upon development of housing in Madera. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction, are critical in determining the income a household must have in order to afford housing.

Availability of Financing

In the early 1990s there was much discussion in the regional and national press of a “credit-crunch” that made it difficult for developers to obtain financing for new real estate projects. In fact, financial institutions did reduce lending activity in response to more stringent regulations. However, these reforms addressed lending abuses associated primarily with very risky projects that were conceived with little relation to project economics and underlying market conditions. Bankers and regulators assert that financing is available for well-planned projects that are financially sound and target a demonstrated market demand. One current aspect of financing that does differ from the early 1990s is that lending institutions generally require greater contributions of equity from developers to ensure that developers share in the risk of the project by committing their own money. In this respect, financing is less likely to be available to developers who are not financially sound and lack the appropriate contribution of their own capital.

For credit-worthy projects, residential construction loan rates as of November 2002 are at relatively low levels due to the low inflation levels that have prevailed over the last several years. Expectations of continued low inflation should help to keep financing rates at reasonable levels for the remainder of the Housing Element planning period. This is a benefit to home builders, who can take advantage of the interest savings on construction financing to reduce their overall cost to develop new housing.

Land Costs

Costs associated with the acquisition of land include the market price of raw land and the cost of holding land throughout the development process. Among the variables affecting the cost of land are its location, its amenities, the availability of public services, and the financing arrangements made between the buyer and seller.

According to local developer, Mike Pistoressi, a 6,500 sq. ft. unfinished lot (i.e, no water or sewer connections) costs an estimated \$7,600 to \$8,000. A finished lot of 6,500 square feet in size (62 ft by 105 ft) containing both water



and sewer connections costs approximately \$35,000. In addition to the cost of the raw land, new housing prices are influenced by the cost of holding land while development permits are processed. The shorter the period of time that it takes a local government to process applications for building, the lesser the effect inflation will have on the cost of construction and labor. Permit processing times are discussed earlier in this chapter in the context of governmental constraints on the development of affordable housing.

Development Costs

Construction Costs



According to Mike Pistoressi, construction costs which includes labor and material is approximately \$52 per square foot. Therefore, a 1,500 square foot house built on a concrete slab would cost an estimated \$78,000 to construct.

Total Housing Development Costs

As shown in Table I-37, the total of all housing development costs discussed above for a typical entry-level single-family home (1,500 square feet) is \$141,910, including land, site improvements, construction costs, fees and permits (as shown in Table I-35). Permit and plan check fees are based on a 1,500 sf house with two baths and an attached garage built on a concrete slab. This figure does not include developer profit, marketing, or financing costs.

Table I-37
City of Madera Estimated
Single-family Housing Development Costs, 2002

Finished Lot Price	\$35,000
Total Construction Cost	\$78,000
Development Impact Fees	\$9,374
Permit Preparation Fee	\$31
Developer Profit (15 %)	19,162
Plan Check Fee	\$343
Total Housing Development Cost	\$141,910

Source: Mike Pistoressi, 2002.

The specifications for the hypothetical house used for this analysis here were chosen to define it as an entry-level family home.

CURRENT AND PAST HOUSING PROGRAMS IN MADERA

CURRENT PROGRAMS

The City of Madera utilizes local, State, and Federal funds to implement its housing strategy. Because of the cost of new construction and the high demand for available funding, more than one source of public funds is required to construct an affordable housing development. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of these various funding sources.

The City's highest priority as stated in its 2000-2005 Consolidated Plan is to increase the stock of affordable housing with a major focus on homeownership. To accomplish this goal, the Consolidated Plan called for establishing a down payment assistance program, a first-time homebuyer new construction program and funding for an owner-occupied housing rehabilitation program. The Madera Redevelopment Agency is the primary source of funds for the city's housing programs. The Agency receives approximately \$844,000 in housing set-aside funds annually. Table I-38 below shows the projected housing set-aside funds from 2001/02 through 2007/08, which are projected to total approximately \$5.9 million.

Table I-38
Projected Housing Set-Aside Revenues

Year	Revenue
2001/02 (actual)	\$875,634
2002/03	\$693,872
2003/04	\$756,177
2004/05	\$809,223
2005/06	\$865,571
2006/07	\$923,697
2007/08	\$983,658
Total	\$5,907,832

Source: City of Madera

The Agency often spends more tax increment revenues on housing activities than the minimum 20 percent. For example, for 2001/02, the amount was approximately 25 percent of tax increment revenues. The projections for the following years are based on 20 percent, which is the minimum that the Agency will allocate for housing.

The Agency has used its housing set-aside funds to implement and fund the following programs and activities:

Infill – The Agency acquires properties with substandard building or incompatible land uses. The structures are demolished, and the lots are sold to participating builders to build affordable housing. To date, over 100 properties have been acquired and redeveloped.

Southeast Madera Construction Loan Program – The Agency makes low interest construction loans through a revolving loan fund to participating builders to encourage construction of single family homes in Southeast Madera. Prices for homes financed under this program are in the \$75,000 to \$85,000 range. There have been 152 homes completed for the following income groups:

51	Very Low Income
83	Low income
18	<u>Moderate Income</u>
152	Total

Downpayment Assistance Program (DAP) – This program was initiated with housing set-aside funds. Now these funds are used as matching funds to obtain other funding, such as HOME funds. The Madera Housing Authority administers the program, which assists first-time homebuyers. There have been 489 homebuyers assisted in the following income categories.

129	Very Low Income
289	Low income
71	<u>Moderate Income</u>
489	Total

Owner Participation Agreements – The Agency assists developers in the construction of public improvements required for new subdivisions. Affordability covenants restrict sale of the homes to households that are very low (10 to 12 percent), low (76 to 80 percent) and moderate income (10 to 12 percent). Projects include the following:

Mill site	20 lots
Sierra Vista	8 lots
Elm Estates I	6 lots
<u>Elm Estates II</u>	<u>9 lots</u>
Total	43 lots

Property Acquisition and Subdivision – The Agency acquires land in southeast Madera, constructs public improvements, and sells developed lots to participating builders. Affordability covenants

restrict sale of the homes to households that are very low-, low-, or moderate-income. Projects include the following:

Clinton/Elm Ranchos	40 lots	29 completed
Renaissance Village	14 lots	12 completed
Sugar Pine	24 lots	Completed
Santa Fe	18 lots	In escrow
Vista Del Sierra	48 lots	Approved
(tentative map)		

The Agency plans to continue to allocate its housing set-aside funds to promote homeownership opportunities for very low-, low- and moderate-income households and to fund the programs described above.

The City of Madera is an entitlement community under the CDBG program, meaning that it receives annual grants from HUD (\$1,172,000) to use to meet the objectives of this program, which include neighborhood revitalization, economic development, community services and housing. The City competes for State of California HOME funds, which it has used for the Downpayment Assistance Program and rehabilitation loans.

In addition to the programs described above, the City operates or funds the housing programs that are summarized below.

- *Fair Housing Services* – The City allocates CDBG funds to the Fair Housing Council of Central California (FHCCC) to provide technical assistance and counseling to individuals with fair housing complaints. An office in Madera is open and staffed four hours per day, 20 hours per week.
- *Housing Rehabilitation* – The Madera Housing Authority administers the City's owner-occupied rehabilitation deferred loan program. The Housing Authority is responsible for marketing the program and determining eligibility. Central Valley Christian Housing Development Corporation provides rehabilitation contracting and inspecting services. The City funds this program by applying for HOME funding and using housing set-aside funds for the required matching funds. If the City becomes an entitlement jurisdiction under the HOME program, it would not have to compete for funding.
- *Accessibility Improvements* –The City funds a program to remove architectural barriers and improve access of public buildings.
- *Code Enforcement* – The Agency operates a code enforcement program with CDBG funding. The program, which focuses on substandard buildings, illegal dumping, graffiti and inoperable/abandoned vehicles, also includes education on lead-based paint hazards.

- *Homeless Services* - In 2001 the City participated in establishing the Fresno-Madera Continuum of Care to address the needs of homeless persons. The Continuum has applied to HCD for funding under the Emergency Housing and Assistance Program (EHAP) for support of emergency and transitional shelters and supportive services.

Rental assistance is available from the Madera Housing Authority, which administers the Section 8 Voucher Program. As of September 2002, 762 households in Madera were receiving rental assistance from this program, which is funded by the federal Department of Housing and Urban Development. This total included 193 persons with disabilities and 63 seniors. Some of the families who are awarded vouchers are unable to use them because they cannot find a vacant unit without having to pay more for rent than the 40 percent of income allowed under program guidelines. Some families decide to use the voucher in another community with better housing availability.

As noted above, the Housing Authority also operates the Downpayment Assistance Program for the City and administers the housing rehabilitation program.

Assisted/Affordable Housing Projects

Subsidized housing projects in Madera are summarized in Table I-39 below. Projects operated by the Madera Housing Authority are not included here (except for the Yosemite Manor project, which is not a typical public housing project) but are discussed separately below. As shown on the table, there are a total of 783 affordable units, 562 units for families and 221 for seniors. This includes Rosedale Way (80 units), which is expected to be available for occupancy next June.

The Madera Housing Authority owns and operates 260 public housing units. As of the end of September 2002, there were 1,691 households on the Authority's waiting list for public housing units. This included 160 persons with disabilities and 31 seniors.

Table I-39
Assisted Housing Projects In Madera, 2002

Name and Address of Development	Year Built	Sponsor/ Manager	Total Number of Units	Number of Affordable Units	Type of units	Target Income Group(s)	Funding Source(s)	Expiration Date	Waiting List
Family Rental Housing									
Lakewood Terrace 1995 North Lake Street	1995	Golden State Financial Properties	76	76	40 two-bdrm, 24 three-bdrms, 12 four-bdrms	50% and 60% of AMI	Tax Credits (Section 42)	At least 21 years	20 people
Madera Apartments 1525 East Cleveland Ave.	<u>1981</u>	Professional Apartment Management (PAM)	68	68	32 one-bdrms, 32 two-bdrms, 4 three-bdrms	Rent based on income and household size	USDA (515)	At risk of conversion (2001)	Six months
Madera Family 501 Monterey St	<u>1997</u>	Pinnacle Realty Management, Owner: Opportunity Builders	75	75	14 two-bdrms, 53 three-bdrms, 8 four-bdrms	40% , 50% and 60% of AMI	Tax Credits (Section 42)	30 year use agreement	200 names, up to a year
Madera Villa 2160 N. Schnoor Ave	1993	Royal Management	136	28	49 one-bdrms, 87 two-bdrms	50% or AMI	Tax Credits and CHFA	At least 21 years	20 for one bdrms, 75 for two bdrms
Sunrise Terrace 601 Sunrise Ave.	1995	Sunrise Partners, Golden State Financial Properties	52	52	28 two-bdrms, 24 three- bdrms	50% and 60% of AMI	Tax Credits	At least 21 years	11 people
Valley Vista 1832 Merced St.	1999	Madera Enterprise	62	62	20 two-bdrms, 30 three-bdrms, 12 four-bdrms	45% of AMI	Tax Credits	At least 21 years	20-30 people currently
Cottonwood Creek 2236 Tozer	<u>2001</u>	<u>Self-Help Enterprises</u>	40	40	20 two-bdrms, 14 three-bdrms, 6 four-bdrms	35%, 40%, and 50 % of AMI	Tax Credits (Section 42)	<u>2056</u>	18 months
Rosedale Apts. 338 Sherwood Way	2003	JB Development	81	80	20 two-bdrms, 40 three-bdrms, 20 four-bdrms (+ manager's unit)	45%, 50% and 55% of AMI	9% Tax Credits	55 years	Construction to start Jan/Feb 2003. Occupancy by June 2003.
<i>Subtotal</i>			671	562					

City of Madera

Senior Rental Housing									
Valle de Las Brisas 101 E. Adel Street	<u>1995</u>	Madera Affordable Housing Corp., New Management Company	80	80	All one bdrms	50% and 60% of AMI	Tax Credits and CHFA	<u>At least 21 years</u>	Approx 3-6 months 15 people on list now
Yosemite Manor/ Madera Elderly 108 "P" Street	1979	Madera Housing Authority	76	76	All one bdrms	Changes every year	CHFA loan with HUD Section 8	Perpetual, but Section 8 contract expires in 2020.	25 people, six months to a year
Madera Gardens 1600 North Lake Avenue	<u>1981</u>	LP Clifton Management	65	65	56 one bdrms, 9 two bdrms	Three income levels: 50%, 80% and 100% of AMI.	USDA Section 515	<u>At risk of conversion (2001)</u>	20-25 people
<i>Subtotal</i>			221	221					
Total			892	783					

Source: City of Madera, Madera Housing Authority, project managers and Vernazza Wolfe Associates,

OTHER FUNDING PROGRAMS

There are several local, State, and Federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. Because of the high cost of new construction, more than one source of funds is usually required to construct an affordable housing development. Funds provided may be low-interest loans that need to be repaid, or in some instances, grants are provided that do not require repayment.

In most cases other entities, including for-profit and non-profit developers apply for funds or other program benefits. For example, developers apply directly to HUD for Section 202 (seniors) and Section 811 (persons with disabilities) loans or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits. The City of Madera does not act as a developer in the production of affordable units although the Madera Redevelopment Agency does acquire land and subdivide it for sale to participating builders. In general, the City relies upon the private sector to develop new units with the assistance of the Agency and other funding sources.

The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CHFA's HELP program, to which a city applies directly. City financial support of private sector applications for funding to outside agencies is very important. Funding provided by the City can be used as matching funds required of some programs. Local funding is also used for leverage. City support of private sector applications enhances the competitive advantage of each application for funds.

Units At-Risk of Conversion

The California Housing Partnership identified two affordable housing developments in Madera, Madera Apartments (68 units) and Madera Gardens (65 units for seniors), as "at risk" because their original rental assistance contracts through Rural Development will be expiring after 20 years. Currently (November 2003), there are no locally financed projects at risk of conversion to market rate housing.

If these two projects are not able to retain their rental subsidies, the estimated cost of continuing to subsidize the 133 assisted units ranges from \$478,800 per year based on an average monthly subsidy payment of \$300 per unit per month to \$798,000 per year assuming an average monthly subsidy payment of \$500 per unit per month.

The City is monitoring the status of projects with expiring affordability covenants and contact owners concerning their plans to continue or opt out of the programs. As necessary, the City will identify potential buyers, such as the City of Madera Housing Authority, Housing Assistance Corporation of Fresno, and Self Help of Visalia. The City will also identify possible sources of City funding, such as housing set-aside funds, to supplement primary sources, such as the low-income tax credits. The City will refer to HCD's Internet site (www.hcd.ca.gov) for the listing of additional individuals and organizations interested in the first-right-of-refusal program.

EVALUATION OF EXISTING HOUSING ELEMENT ACCOMPLISHMENTS

The following section reviews and evaluates the City's progress in implementing the 1993 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives for the previous Housing Element planning period.

The 1991 Housing Element was intended to serve a planning period from 1992 to 1997. However, this planning period was extended by State law to 2001.

Table I-40 shows the total number of all housing units (single family and multi-family) permitted in the City of Madera from 1990 to 1999 (these are the number of permits issued and do not take into account the number of units occupied). Table I-40 shows housing production from 1991 to 2000 by affordability level. In that ten year period, Madera produced a total of 2,564 units (151 very low units, 751 low units, 1,102 moderate units, and 553 above moderate units). There were 2,004 affordable units compared to 553 above moderate units – a nearly 4-to-1 ratio.

Tables I-42 and I-43 provide an evaluation of existing City of Madera Housing Element policies and implementation programs.

Table I-40
Annual Housing Production, Previous Housing Period

Year	Houses	Multi-Family	Total	Demolitions
1990	357	129	486	4
1991	307	38	345	8
1992	201	152	353	18
1993	205	81	286	3
1994	205	92	297	7
1995	219	161	380	14
1996	152	80	232	28
1997	145	34	179	16
1998	161	160	321	22
1999	156	92	248	15
2000	174	2	176	15
2001	282	76	358	13
TOTAL	2,564	1,097	3, 661	163

Source: City of Madera, 2002.

Table I-41
Annual Housing Production by Affordability Level

	Very Low	Low	Moderate	Above Moderate
1991-1993	33	177	473	113
1994	35	148	57	137
1995	40	129	122	97
1996	20	69	108	35
1997	18	44	86	31
1998	1	70	72	18
1999	2	107	85	54
2000	6	12	99	68
TOTAL	151	756	1,102	553

Source: City of Madera, 2002.

Table I-42

Evaluation of Existing City of Madera Housing Element Policies

Policies		Status	Evaluation	Recommendation for Updated Housing Element
2.1	To ensure continued availability of suitable sites for construction of a variety of housing through regular review and amendment of the General Plan and Zoning Map.	Ongoing.	The City has continually responded in a positive manner to proposed Prezoning and Annexation Applications as a means of ensuring adequate sites are available for residential development. The 1992 General Plan also designates large areas around the current City limits for residential development, and many of these properties are available for immediate Prezoning and Annexation. Annual reports have been completed for 1993 through 1998 and 1999 through 2001. Current housing development projects are continually monitored relative to the number of permits issued and the potential remaining units available in various subdivisions.	Retain policy.
2.2	To continue to provide for second units on larger residential lots where service lines have the capacity for increased density.	Ongoing.	The City allows the development of both multiple dwelling units, as well as secondary dwelling units on existing residentially zoned lots.	Retain policy.
2.3	To recognize the housing needs of low and moderate-income persons and special need groups and encourage development of housing to meet these needs.	Ongoing.	The City, and especially the Redevelopment Agency has recognized the housing needs for all income groups, and has worked to meet that need both directly and indirectly.	Retain policy.
2.4	To continue to review development proposals for General Plan consistency and for logical and efficient extension of services.	Ongoing.	All projects are reviewed for conformance with the Municipal Code and consistency with the General Plan. Water, Sewer, and Storm Drainage Master Plans have been adopted to implement the General Plan and are also utilized in evaluating all land use development projects.	Retain policy.
2.5	To coordinate with the County of Madera to assure an orderly pattern of urban growth with adequate provision of urban services.	Ongoing.	All Prezoning and Annexation Applications are reviewed by the County relative to the adequacy of services. The Madera County Local Agency Formation Commission ensures annexations are consistent with their policies, which includes being a logical extension of the existing urban area. A comprehensive update of the City's Sphere of Influence was submitted to the Madera County Local Agency Formation Commission in 1999, but only a small portion of the proposal was approved. The request to include the entire 1,800-acre State Center Community College Planning Area in the City's Sphere of Influence was not approved.	Continue to coordinate with the Madera County Local Agency Formation Commission to ensure all Prezoning and Annexation Applications are consistent with their policies and procedures.
2.6	To encourage developers of rental units to consider units for large families.	Ongoing.	In conjunction with Tax Credit Allocation Applications, including units for larger families will result in a higher score and greater chance for approval. The City also has that ability in conjunction with Density Bonus housing projects where larger units may be required in exchange for other incentives for that type of development.	Retain policy.
2.7	Continue to encourage "infill" development on vacant lands within the City, and encourage higher density residential	Ongoing.	The City, especially the Redevelopment Agency, has aggressively pursued the development of vacant lots, as well as redevelopment of lots with dilapidated homes in lower income neighborhoods. The Redevelopment Agency has also actively	Retain policy.

Table I-42
Evaluation of Existing City of Madera Housing Element Policies

Policies		Status	Evaluation	Recommendation for Updated Housing Element
	development through General Plan designations and zoning provisions.		pursued the subdivision of larger vacant parcels, along with providing financial assistance with construction of homes for lower income households. The Redevelopment Agency has created ten residential subdivisions containing 165 single family lots all of which have affordability covenants restricting their sale to lower income households. Both the City and the Redevelopment Agency have also used its funding sources to install new infrastructure and improve streets in older neighborhoods to encourage development of vacant parcels and redevelopment of older homes. Working with a local developer, the City coordinated a rezoning, a Lot Line Adjustment, a Parcel Map, two Tentative Subdivision Maps, and a Precise Plan to allow a major infill development on 89 acres which consisted of 142 apartment units, 57 townhomes, and 289 single family homes. High density residential General Plan designations and zoning are applied to appropriate undeveloped properties. High-density residential development is also possible on commercially-zoned property through approval of a Use Permit. The General Plan also designates property in appropriate locations outside the current City limits for higher density residential development.	
2.8	To encourage the preservation and enhancement of architecturally significant structures.	Ongoing.	This is also a policy in both the City and County General Plans. In conjunction with any project utilizing State or Federal funds, an evaluation of potential impacts on historical resources is completed. The City and Redevelopment Agency also include the same type of review as a part of any environmental determinations under the Environmental Quality Act.	Retain policy.
2.9	To continue to uphold the Fair Housing policy of the City of Madera.	Ongoing.	The City's report on impediments to fair housing has been completed, along with an action plan to deal with them. A monitoring program has been conducted, along with a public information seminar. The City annually contracts with the Fair Housing Council of the Central Valley to provide fair housing education services, complaint resolution and silent buyer service for the housing rehabilitation division has been transferred to the City's Housing Authority.	Retain policy.
2.10	To promote the use of energy conservation measures in residential units to reduce energy as well as reduce household utility costs.	Ongoing.	In conjunction with review and approval of new subdivisions, use of narrower local residential streets is encouraged, along with requiring the planting of street trees. East-west orientation of streets is also sought, as well as implementation of Regional Air Pollution Control District recommendations for installation of cleaner more efficient appliances.	Retain policy.
2.11	To encourage the continuation of energy conservation programs offered through P. G. & E including low interest financing of	Ongoing.	The Rehabilitation Division has been transferred to the City Housing Authority, which continues to rehab housing units under the HOME program. The City also invests Community Development Block Grant reuse funds for housing rehabilitation,	Retain policy.

Table I-42
Evaluation of Existing City of Madera Housing Element Policies

Policies		Status	Evaluation	Recommendation for Updated Housing Element
	energy conservation measures.		which includes weatherization and energy conservation work. The City makes use of all programs available pertaining to energy conservation and encourages homeowners to do likewise. A total of 22 units were rehabbed last year, 17 very low income units and 5 low income units.	
2.12	To support and promote vigorous code enforcement efforts on residential units to alleviate hazardous conditions and achieve a safe and healthful living environment for all residents.	Ongoing.	The City, the Redevelopment Agency, and the City Housing Authority have all adopted relocation plans for households displaced due to their actions. The City has adopted a Rental Housing Unit Business License requirement that assists in funding Code compliance efforts relative to housing maintenance violations. The Redevelopment Agency has also created an Office of Neighborhood Revitalization that will include enforcing residential housing standards among its responsibilities.	Retain policy.
2.13	To utilize Federal and State grant programs for the betterment of housing conditions and related infrastructure in residential development.	Ongoing.	Both the City and the Redevelopment Agency are using its funding sources to install new infrastructure and improve streets in older neighborhoods to encourage development of vacant parcels and redevelopment of older homes.	Retain program and combine with other programs related to participation in State and Federal programs and grant opportunities.
2.14	To encourage continuation and expansion of the programs of the Housing Authority to address the housing needs of lower income persons in the community.	Ongoing.	The Housing Authority has continued to apply for the Section 8 HVC program and continued to explore other opportunities in meeting the needs of lower income households in the community. This has included partnerships with private developers, participating in development of mixed income developments, and provision of farm labor housing.	Retain policy and combine with other City Housing Authority programs.
2.15	To promote the creation of new jobs in the community and to improve the financial resources of residents.	Ongoing.	The City is actively involved in independently encouraging economic development, and is also a partner in Madera County Economic Development Commission. The City has played an active role in developing its own Southwest Industrial Park and the Municipal Airport Business Park. Several Economic Development Administration Grants and Housing and Community Development Block Grants have been obtained to assist in both commercial and industrial development activities. The most recent to assist in developing and extending infrastructure and street improvements to serve the Municipal Airport Business Park area.	Retain policy.
2.16	To recognize and encourage the efforts of the Madera County Action Committee and the Rescue Mission to feed and house the	Ongoing.	The City depends a great deal on the Rescue Mission and the Madera County Community Action Agency to address some of the needs of Madera's homeless population. The Mission is scheduled to receive Community Development Block	Retain policy along with expansion and modification to

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Evaluation of Existing City of Madera Housing Element Policies

Policies		Status	Evaluation	Recommendation for Updated Housing Element
	homeless.		Grant funding for a major expansion of its facilities. The City also favorable reacted to the Mission's request for a waiver of the application and permit fees for the expansion.	include the Department of Housing and Urban Development's Continuum of Care concept which is represented by the Fresno / Madera County Continuum of Care. The terms recognized and encourage should be replaced with providing assistance.

Source: City of Madera Community Development Department, 2002.

Table I-43

**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
3.1	Insure that the General Plan remains internally consistent among the General Plan elements; prepare annual reports for submission to the Department of Housing and Community Development.	Ongoing.	Annual reports have been completed for 1993 through 2001.	Retain program.
3.2	Establish a program to make property owners and developers aware of the density bonus provision in the Municipal Code; consider a waiver or reduction of fees for senior or low income housing; encourage development of smaller and larger units within a project through the use of incentives.	Ongoing.	With every application for a multi-family residential development, the availability of the Density Bonus provisions is always discussed. The City continues to have a very receptive attitude toward development of affordable housing. Processing land use development applications in a timely manner has never been a problem relative to any type of project. Letters of support have consistently been provided in conjunction with Tax Allocation housing projects, and the City has been willing to negotiate relative to providing appropriate assistance. As an example, with the Lakewood Terrace Apartments, the City constructed Master Plan water and storm drainage facilities as a means of expediting that 76-unit Tax Credit Allocation project. In conjunction with Tax Credit Allocation Applications, including units for larger families will result in a higher score and greater chance for approval. The City also has that ability in conjunction with Density Bonus housing projects where larger or smaller units may be required in exchange for other incentives for that type of development.	Retain program
3.3	Promote orderly growth and logical extension of urban services through coordination and cooperation with the County of Madera and other local service agencies.	Ongoing.	All Prezoning and Annexation Applications are reviewed by the County relative to the adequacy of services. The Madera County Local Agency Formation Commission ensures Annexations are consistent with their policies, which includes being a logical extension of the existing urban area. An update of the City's Sphere of Influence was adopted by the Madera County Local Agency Formation Commission in 1999. All projects are reviewed for conformance with the Municipal Code and consistency with the General Plan. Water, Sewer, and Storm Drainage Master Plans have been adopted to implement the General Plan, and are also utilized in evaluating all land use development projects.	Retain program.

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**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
3.4	Design and construction of the Road 28 interceptor.	Complete.	This project was completed during the 1999/2000 fiscal year.	Delete program.
3.5	Complete the west side interceptor and construct the Avenue 16 and Ellis Avenue (realigned from Avenue 17) interceptor.	Ongoing.	The update of the Sewer System Master Plan has been adopted and the location of the trunk line to serve the northern area of the city has been revised. A portion of the west side interceptor between West Cleveland Avenue and Avenue 16 will be constructed this year as part of an Economic Development Administration Grant funded project. The Ellis Avenue / Avenue 16 overcrossing of Highway 99 has been approved and a Plan Line has been established. Funding is all that is needed to allow construction of this facility and extension of the sewer interceptor to the east side of Highway 99.	Retain program.
3.6	Implement the Storm Drainage Master Plan to facilitate construction of an adequate storm drainage system to serve developing areas.	Ongoing.	The Storm Drainage Master Plan is currently (November 2002) being updated. There is also an ongoing program for acquisition and construction of Master Plan neighborhood storm water retention basins required to serve developing areas.	Retain program and combine with implementation of other public services Master Plans.
3.7	Review standards and requirements for development of mobile home parks to insure that nothing regulatory is discouraging their development. Establish a program to make property owners aware of the advantages of mobile homes and consider a waiver of fees in conjunction with the provision of housing for senior citizens.	Ongoing.	Standards for development of mobilehome parks have been adopted. While a rezoning was recently approved to allow a major addition to an existing park, there does not seem to be much interest in either park development or installation of individual units on exiting single family lots. The low cost of site built homes in this area appears to be competitive with the cost of manufactured housing and seems to be a disincentive for public choice in that direction.	Public information should be on the part of providers. RDA might consider a mobile home subdivision.
3.8	Consider the development of standards for second units on residential lots beyond the provisions of the State and City code. Publicize and promote this type affordable housing through city billings and other publicity campaigns. Consider a waiver of fees in conjunction with the provision of housing for senior citizens.	Complete.	The City allows the development of multiple dwelling units, as well as secondary dwelling units on existing residentially-zoned lots	Delete program.

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**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
3.9	Consider creating a low-income housing trust fund.	Implemented.	The City has established a trust fund of sorts in the form of a Revolving Loan Fund and First Time Homebuyers Program. This program was originally initialed with tax increment funding. Home and Joe Serna Funds are now being utilized, with the Redevelopment Agency providing the "match". With continued support by these sources, the Revolving Loan Fund continues to gain in its ability to provide long-term support for lower income households and first time homebuyers.	This program should be combined with other Redevelopment and City Housing Authority programs and modified to recommend they continue to be utilized.
3.10	Consider initiating the creation of a non-profit housing corporation.	Not accomplished.	To this point the Housing Authority has not been able to identity any partners interested in collaborating with the City in creating a Community Housing Development Corporation. However, the Housing Authority is open to this type of program and will continue to work with the City identifying any interested parties.	Retain program and combine with other City Housing Authority programs.
3.11	Continue to pursue creating of a Joint Housing Authority with the County of Madera.	Not accomplished.	This program was actively pursued for several years following adoption of the 1993 Housing Element. However, after several meetings between City and County Staff, the County determined this was not a program they were interested in implementing. Since the City already has a Housing Authority, the lack of a similar agency for housing in the unincorporated area appears to be something the County could pursue independently of the City.	Delete program.
3.12	Consider re-initiating the program of providing emergency housing of the homeless at the armory during periods of cold weather in the winter.	Not accomplished.	With other resources available, and the lack of direct control over the facility by the City, this program is probably not feasible. Considering the current concern regarding the security of these types of facilities, there is little likelihood the National Guard would be willing to establish such a program.	Delete program.
3.13	Create a local advisory commission on regulatory barriers to affordable housing.	Not accomplished.	While the concept of forming the committee was not approved by the City Council, it is still something that is being considered as a part of the City's Business Improvement Programs.	Based on the lack of positive response to this proposal, this program should be deleted. This is something that can always be activated if there is more interest expressed in the

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**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
				future.
3.14	Continue to maintain an inventory of government-owned land within the city and its Sphere of Influence and analyze the land for potential housing sites.	Ongoing.	The Assistant City Administrator coordinates the inventory effort. Several parcels have been rezoned and specific surplus property has been made available for private development. Currently (November 2002), the City has excess land located on Sherwood Way, North Lake Street, and Grove Street. Preparing some of these properties for development of affordable housing will require public financial assistance. In 1998, a surplus parcel was sold on Sunset Avenue and an affordable housing unit was constructed. This site is located in a middle to higher income area and is a well-maintained model for affordable housing compatibility. The City records a covenant on all such properties limiting occupancy to lower-income households. The Community Development Department reviews referrals from the tax collector's office regarding tax delinquent parcels on a regular basis.	Retain program.
3.15	Consider utilizing its Redevelopment Agency housing set-aside funds for the purchase of lots for very low and low-income housing.	Implemented.	The City, especially the Redevelopment Agency, has aggressively pursued the development vacant lots, as well as redevelopment of lots with dilapidated homes in lower income neighborhoods. The Redevelopment Agency has also actively pursued the subdivision of larger vacant parcels, along with providing financial assistance for construction of homes for lower income households. The Redevelopment Agency has created ten residential subdivision containing 165 single-family lots, all of which have affordability covenants restricting their sale to lower income households.	Retain and combine with other Redevelopment Agency programs.
3.16	Utilize Redevelopment Agency to identify suitable sites and projects for assisted housing, and provide funding assistance for acquisition or development of those projects.	Implemented.	The City, especially the Redevelopment Agency, has aggressively pursued the development of vacant lots, as well as redevelopment of lots with dilapidated homes, in lower income neighborhoods. The Redevelopment Agency has also actively pursued the subdivision of larger vacant parcels, along with construction of homes for lower income households. The Redevelopment Agency has created ten residential subdivisions containing 165 single-family lots, all of which have affordability covenants restricting their sale to only lower income households.	Retain and combine with other Redevelopment Agency programs.
3.17	Utilize Redevelopment Agency to establish a revolving loan fund to offer new home down payment assistance to qualified low-income families.	Implemented.	This program was originally initiated with tax increment funding. Home and Joe Serna Funds are now being utilized, with the Redevelopment Agency providing the "match". With continued support by these sources, the Revolving Loan Fund continues to gain in its ability to provide long-term	Retain and combine with other Redevelopment Agency programs.

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**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
			support for lower income households and first time homebuyers.	
3.18	Continue to work with and assist those developers who are willing to provide low-income housing and take all necessary and proper action to expedite the processing and approval of such projects.	Ongoing.	The City continues to have a very receptive attitude toward development of affordable housing. Processing land use development applications in a timely manner has never been a problem relative to any type of project. Letters of support have consistently been provided in conjunction with Tax Allocation housing projects, and the City has been willing to negotiate relative to providing appropriate assistance. As an example, with the Lakewood Terrace Apartments, the City constructed Master Plan water and storm drainage facilities as a means of expediting that 76-unit Tax Credit Allocation project.	Retain program.
3.19	Continue to encourage private developers to participate in the State's Family Housing Demonstration program.	Not accomplished.		Retain program. Should funds become available in the future.
3.20	Continue to encourage private developers to make application for California Housing Finance Agency Subsidized Rental allocations that provides subsidized interest rates and operation subsidies to developers of rental housing projects.	Ongoing.	The City continues to have a very receptive attitude toward development of affordable housing. Processing land use development applications in a timely manner has never been a problem relative to any type of project. Letters of support have consistently been provided in conjunction with Tax Allocation, other State-assisted housing programs, and the City has been willing to negotiate relative to providing appropriate assistance. As an example, with the Lakewood Terrace Apartments, the City constructed Master Plan water and storm drainage facilities as a means of expediting that 76-unit Tax Credit Allocation project.	Retain program and combine with other programs pertaining to utilization of State and Federal assistance programs.
3.21	Encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and the handicapped.	Ongoing.	To this point the Housing Authority has not been able to identify any partners interested in collaborating with the City in creating new housing for senior citizens or handicap individuals. However, the Housing Authority is open to this type of program and will continue to work with the City identifying any interested parties.	Retain policy and combine with other City Housing Authority programs.
3.22	Continue to explore new sources of revenue to make its code enforcement programs self sufficient, and work toward re-initiation of the Neighborhood Improvement Program.	Ongoing.	Since adoption of the 1993 Housing Element, the City adopted a Rental Housing Unit Business License requirement that assists in funding Code compliance efforts relative to housing maintenance violations. A new program initiated this year will utilize a portion of its Community	The Neighborhood Improvement Program was viewed as a successful project, and funding

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Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
			Development Block Grant entitlement (\$150,000) for code enforcement activities. These funds have been combined with \$200,000 from the Redevelopment Agency, along with other fees and General Fund monies have increased to the amount devoted to Code Enforcement to \$415,000. Utilizing these funds has allowed the Redevelopment Agency to create an Office of Neighborhood Revitalization that will include enforcing residential housing standards among its responsibilities. A continuing effort will be made to coordinate the City's housing rehabilitation program with code enforcement activities. The City can offer a low-interest deferred loan of up to \$35,000 (loan based on 90 percent of the appraised value) to upgrade residential units in need of substantial repairs. The City can also assist in finding replacement housing with conventional financing and a Home Investment deferred down payment (second position loan). The Neighborhood Improvement Program was a revitalization effort involving a multi-jurisdictional task force whose goal was the improvement in the appearance of the City's lower income neighborhoods through a block-by-block focus of its efforts. Lack of funding support allowed only several blocks to be completed.	the effort through Block Grant or Redevelopment Agency monies might be considered, along with including completion of street frontage and alley improvements if required. This program should be retained.
3.23	Continue to maintain public housing units for the elderly, farm laborers, and other lower income households.	Ongoing.	The Housing Authority has increased its inventory of public housing by 60 units since the last Housing Element. The Authority has received three million dollars over that period for its housing rehabilitation programs.	Retain program and combine with other City Housing Authority programs.
3.24	Continue to administer the Section 8 Housing Program to provide housing opportunities for lower income households.	Ongoing.	The Housing Authority has continued to file applications for all available grants in its efforts to meet the expanding needs of lower income households in the community. The Section 8 Programs has expanded by 68 percent over the last five years.	Retain program and combine with other City Housing Authority programs.
3.25	Continue the Comprehensive Street Maintenance Program and other service system maintenance and improvement programs.	Ongoing.	The City has adopted a Capital Improvement Program that contains a schedule for constructing new streets, as well as maintenance and reconstruction of existing streets. Funds for these efforts come from Measure A, Development Impact Fees, and State and Federal funding sources.	Retain program.
3.26	Develop and implement a neighborhood paint program utilizing CDBG loan	Not accomplished	While this program seems admirable, all available funding is being devoted to provide homes for families without appropriate or proper housing units. If all	Delete program.

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**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
	repayment funds.		of the Cities unmet needs could be satisfied, this type of program might be more seriously considered.	
3.27	Continue to explore funding sources other than CDBG funds as well as other means to promote housing rehabilitation throughout the community.	Ongoing.	The Rehabilitation Division has been transferred to the City Housing Authority, which continues to rehab housing units under the HOME program. The City also invests Community Development Block Grant reuse funds for housing rehabilitation. A total of 22 units were rehabbed last year, 17 very low-income units, and 5 low-income units.	Retain program and combine with other rehabilitation and conservation programs.
3.28	Continue to seek out and utilize available funds for weatherization and energy conservation work in homes.	Ongoing.	The Rehabilitation Division has been transferred to the City Housing Authority, which continues to rehab housing units under the HOME program. The City also invests Community Development Block Grant reuse funds for housing rehabilitation, which includes weatherization and energy conservation work. A total of 22 units were rehabbed last year, 17 very low income units and 5 low income units.	Retain program and combine with other rehabilitation and conservation programs.
3.29	Support efforts to preserve and restore historically and architecturally significant structures through cooperative effort with private individuals and groups by providing staff assistance on planning and code issues.	Ongoing.	This is also a policy in both the City and County General Plans. In conjunction with any project utilizing State or Federal Funds, an evaluation of potential impacts on historical resources is completed. The City and Redevelopment Agency also include the same type of review as a part of any environmental determinations under the Environmental Quality Act	Retain program.
3.30	Utilize Section 8 Existing Program funds, as available, to subsidize housing costs for lower income households.	Ongoing.	The Housing Authority has continued to file applications for all available grants in its efforts to meet the expanding needs of lower income households in the community. The Section 8 Programs has expanded by 68% over the last five years.	Retain program and combine with other City Housing Authority programs.
3.31	Continue the Housing Rehabilitation Program in the City, and preserve at least 55 housing units through rental agreements for targeted income families.	Ongoing	The City's last grant application has been completed and closed out. The Rehabilitation Division has been transferred to the City Housing Authority, which continues to rehab housing units under the HOME program. The City also invests Community Development Block Grant reuse funds for housing rehabilitation. A total of 22 units were rehabbed last year, 17 very low-income units and 5 low-income units. The Rehab Program uses income limits , but does not presently utilize rental agreements. The owner must occupy the unit before and after rehabilitation and monitoring is done to assure the owner continuously is meeting grant conditions.	This program should be retained without any reference to the number of units, and modified to eliminate reference to rental agreements, along with combining it with other City Housing Authority programs.
3.32	Continue to apply for and utilize the State's	Ongoing	The City's last grant application has been completed and closed out. The	Retain program and

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**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
	Deferred Payment Rehabilitation Loan Program, within the City's ability to administer the program and commit to annual ongoing monitoring programs.		Rehabilitation Division has been transferred to the City Housing Authority, which continues to rehab housing units under the HOME program. The City also invests Community Development Block Grant reuse funds for housing rehabilitation. A total of 22 units were rehabbed last year, 17 very low-income units and 5 low-income units.	combine with other programs related to participation in State and Federal programs and grant opportunities.
3.33	Utilize available new funding sources to improve housing availability and conditions of lower income households.	Ongoing.	This is an overall goal rather than an individual program, and the evaluation statements pertaining to specific programs reflect that this goal is being accomplished.	Delete program and make into a policy.
3.34	Develop and implement a program to provide short-term emergency housing for persons who must be moved from existing housing due to hazardous conditions.	Not accomplished	While this program seems admirable, all available funding is being devoted to provide homes for families without appropriate or proper housing units. The Madera County Community Action Agency and the City Housing Authority maintain transitional housing units for short-term emergency housing purposes, but this would not include displacement due to hazardous conditions. If all of the City's unmet needs could be satisfied, this type of program might receive more attention.	Retain program.
3.35	Support legislation which creates funds for emergency shelters that include administration costs and/or are of sufficient amounts that allow for program start-up and acquisition of emergency housing facilities.	Ongoing.	The City has actively supported any legislation that would provide funds for housing assistance programs.	Retain program and combine with other proactive programs supporting housing legislation.
3.36	Continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program.	Ongoing.	Since adoption of the 1993 Housing Element, the City adopted a Rental Housing Unit Business License requirement that assists in funding Code compliance efforts relative to housing maintenance violations. A new program initiated this year will utilize a portion of its Community Development Block Grant entitlement (\$150,000) for Code Enforcement activities. These funds have been combined with \$200,000 from the Redevelopment Agency, along with other fees and General Fund monies have increased to the amount devoted to Code Enforcement to \$415,000. Utilizing these funds has allowed the Redevelopment Agency to create an Office of Neighborhood Revitalization that will include enforcing residential	Retain program and combine with other programs related to participation in State and Federal programs and grant opportunities.

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**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
			housing standards among its responsibilities. A continuing effort will be made to coordinate the City's housing rehabilitation program with Code Enforcement activities. The City can offer a low interest deferred loan of up to \$35,000 (loan based on 90 percent of the appraised value) to upgrade residential units in need of substantial repairs. The City can also assist in finding replacement housing with conventional financing and a Home Investment deferred down payment (second position loan).	
3.37	Continue to incorporate energy measures into housing rehabilitation work, especially insulation and weather stripping.	Ongoing.	The City's last grant application has been completed and closed out. The Rehabilitation Division has been transferred to the City Housing Authority, which continues to rehab housing units under the Home program. The City also invests Community Development Block Grant reuse funds for housing rehabilitation. A total of 22 units were rehabbed last year, 17 very low income units and 5 low income units.	Retain program.
3.38	Utilize available funding through the Redevelopment Agency as a source to improve housing availability and conditions of lower income households.	Ongoing.	The Redevelopment Agency currently spends more than the required 20 percent housing set aside on housing programs. The Redevelopment Agency has aggressively pursued the development of vacant lots, as well as redevelopment of lots with dilapidated homes in lower-income neighborhoods. The Redevelopment Agency has also actively pursued the subdivision of larger vacant parcels, along with construction of homes for lower income households. The Redevelopment Agency has created seven residential subdivisions containing 136 single family lots all of which have affordability covenants restricting their sale to lower income households. The Revolving Loan Program and the First Time Homebuyers Program was originally initialed with Redevelopment Agency funding, and with the Redevelopment Agency continues to provide the "match" for other funding sources.	Retain and combine with other Redevelopment Agency programs.
3.39	Apply to the California Housing Rehabilitation Program-Owner Occupied Housing for funds to assist low-income homeowners with housing rehabilitation.	Accomplished.	The City's last grant application has been completed and closed out. The Rehabilitation Division has been transferred to the City Housing Authority, which continues to rehab housing units under the HOME program. The City also invests Community Development Block Grant reuse funds for housing rehabilitation. A total of 22 units were rehabbed last year, 17 very low-	Delete program in favor of other existing programs supporting use of Community Development Block

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**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
			income units and 5 low-income units.	Grant and Redevelopment Agency Funds.
3.40	Sponsor a public information program in conjunction with the Housing Authority to inform rental property owners, landlords, and property managers about the benefits of participating in the Section 8 Programs.	Ongoing.	The Housing Authority provides regular briefings to inform rental property owners, and property managers of the benefits in participation in the Section 8 Housing Choice Voucher Program.	Retain program and combine with other City Housing Authority programs.
3.41	Review annually and update the Housing Element every five years. Review the General Plan for internal consistency. Provide an annual progress report on the status of housing programs, recommended updates, and availability of sites.	Ongoing.	Annual reports have been completed for 1993 through 2001. The update of the Housing Element was postponed by State Legislation.	Retain program.
3.42	Maintain an inventory of vacant land by zoning classification along with a subdivision activity list for references in the evaluation of available sites for housing development.	Ongoing.	The City maintains a current list of all approved and active subdivisions in the community by location, size, number of units, and status relative to recording and number of building permits obtained. The City maintains a map that identifies these locations. The City also has access to the County's Geographical Information System programs that can provide similar information.	Retain program.
3.43	Develop a land management computer program for purposes of tracking development and providing database for housing and development activity.	Initiated.	The City has the hardware and the program in place. The City also has hardware in place that will be able to incorporate the County's Geographical Information System programs once the operating program is acquired.	Retain program.
3.44	Continue to collect data on housing construction and occupancy in group quarters for the State Department of Finance's preparation of annual population estimates and related housing data.	Ongoing.	The City provides information to the State and other departments and agencies regarding construction activity in the community on a monthly, annual, and fiscal year basis.	Retain program.
3.45	Establish an expanded program in support of	Completed.	The City's report on impediments to fair housing has been completed, along	Retain modified

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**Summary of Accomplishments Under Existing
City of Madera Housing Element Implementation Programs**

Implementation Program Summary		Status	Evaluation	Recommendations for Updated Housing Element
	equal housing opportunity for all persons in Madera through enforcement of, and direct response to all claims of unlawful practices prohibited by the Fair Housing Policy.		with an action plan to deal with them. A monitoring program has been conducted, along with a public information seminar. The City annually contracts with the Fair Housing Council of the Central Valley to provide fair housing education services, complaint resolution and silent buyer service. The housing rehabilitation division has been transferred to the City Housing Authority.	program supporting continued funding of this effort.
3.46	The City shall consider establishment of a mechanism whereby all of the housing programs in the City are monitored relative to actual housing applications.	Not accomplished.		Retain program and combine with other City Housing Authority Programs.
Source: City of Madera Community Development Department, 2002.				

PART II: POLICY DOCUMENT

GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes eight goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of the corresponding policy or group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also have quantified objectives listed.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the calendar year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations. Quantified objectives (where applicable to individual implementation programs) are the number of housing units that the City expects to be constructed, conserved, or rehabilitated.

Quantified Objective: the number of housing units that the City expects to be constructed, conserved, or rehabilitated, and the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

The housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the

housing element, therefore, need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

NEW RESIDENTIAL CONSTRUCTION

HE Goal-1	To assure an adequate number of sites available for housing to meet the projected needs of all economic segments of the community.
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Available Sites for New Construction

Policies

HE Policy 1-1 – The City shall ensure continued availability of suitable sites for construction of a variety of housing through regular review and amendment of the General Plan and Zoning Map.

HE Policy 1-2 – The City shall recognize the housing needs of low and moderate-income persons and special need groups and encourage development of housing to meet these needs.

HE Policy 1-3 – The City shall continue to provide for second units on larger residential lots where service lines have the capacity for increased density.

HE Policy 1-4 – The City shall encourage developers to build second units in new residential construction projects.

HE Policy 1-5 – The City shall continue to encourage "infill" development on vacant lands within the city.

HE Policy 1-6 – The City shall work with for-profit and non-profit developers in consolidating infill parcels designated for multi-family residential development when it facilitates efficient development of the parcels.

HE Policy 1-7 – The City shall consider deferring fee payments on infill housing projects until the homes close escrow.

HE Policy 1-8 – The City shall promote infill development and reuse of underutilized parcels, consistent with maintaining or enhancing the positive qualities of the surrounding neighborhoods.

HE Policy 1-9 - Where appropriate, the City shall encourage developers/builders to develop their projects at the maximum density allowed under the General Plan land use designations and zoning provisions.

Programs

HE Program 1-1 – The City shall continue to maintain an inventory of government-owned land within the city and its sphere of influence and will analyze that land for potential housing sites. . The City shall encourage the development community to build that inventory of property through acquisition of tax delinquent sales.

Responsibility: City of Madera.

Funding Sources: City of Madera, Redevelopment Agency, and Community Development Block Grant Funds.

Objective: Increase the supply of affordable housing through reductions in initial land costs.

Time Frame: On-going.

HE Program 1-2 - The City shall identify potential infill sites (including smaller vacant and underutilized parcels). The City shall create an inventory of these sites and make them available at the Planning and Building Department permit counter.

Responsibility: Community Development Department, Redevelopment Agency.

Funding Source: City General Fund.

Objective: Encourage opportunities for infill development.

Time Frame: FY 2004, On-going.

HE Program 1-3 - The City will utilize its Redevelopment Agency to identify suitable sites and projects for affordable housing, and will provide funding assistance for acquisition or development of those projects.

Responsibility: Madera Redevelopment Agency.

Potential Funding Sources: Madera Redevelopment Agency and Housing Authority.

Objective: Increase the supply of affordable housing through reductions in initial land costs, or reduction in the costs of providing infrastructure.

Time Frame: On-going.

HE Program 1-4 – The City shall amend its Zoning Ordinance to include intent language that encourages all residential projects to build at the high end of the density range unless there are issues of site constraints or the affordability of the units would be compromised.

Responsibility: City Council, Community Development Department

Funding Sources: City General Fund.

Objective: To encourage higher densities that allow greater affordability of housing units.

Time Frame: FY 2004.

General Plan Consistency

Policies

HE Policy 1-10 – The City shall continue to review development proposals for General Plan consistency and for logical and efficient extension of services.

Programs

HE Program 1-5 - The City shall continue to review development proposals for consistency with the General Plan, including the Housing Element, in addition to maintaining internal consistency between the mandatory elements of the General Plan. The City shall prepare annual reports for submission to the Department of Housing and Community Development.

Responsibility: Community Development Department, Planning Commission, and City Council.

Funding Source: City General Fund.

Objective: Approval of Development proposals that are consistent with and carry out the intent of the General Plan, and Housing Element. The intent is to insure compliance with residential density requirements and implementation of residential development standards and Housing Element policy. The program is also to insure that the General Plan remains internally consistent and continue to meet the housing needs of the community.

Time Frame: On-going through annual reports provided to the Planning Commission and City Council.

Infrastructure Improvements

Policies

HE Policy 1-11 --The City shall ensure implementation of all public services master plans to facilitate construction of infrastructure improvements to serve developing areas.

Programs

HE Program 1-6 - The City shall cooperate with the County of Madera and property owners in the area to complete the west side interceptor and construct the Avenue 16 and Ellis Avenue (realigned from Avenue 17) interceptor.

Responsibility: City Council, Community Development Department

Funding Sources: City Impact Fees.

Objective: To complete the west side trunk line to Ellis Avenue and construct an interceptor line east along Ellis Avenue to allow for orderly, economic, and efficient growth and development on the east side of the city.

Time Frame: FY 2004.

HE Program 1-7 - The City shall implement all public services master plans to facilitate construction of an adequate storm drainage system to serve developing areas.

Responsibility: City Engineering Division.

Funding Source: Recently adopted City Residential Impact Fees.

Objective: An effective system to accommodate new development within the community.

Time Frame: On-going.

Interagency Cooperation

Policies

HE Policy 1-12 – The City shall encourage continuation and expansion of the programs of the Housing Authority to address the housing needs of lower income persons in the community.

HE Policy 1-13 – The City shall continue to coordinate with the County of Madera to assure an orderly pattern of urban growth with adequate provision of urban services.

HE Policy 1-14 – The City shall continue to coordinate with the Madera County Local Agency Formation Commission to ensure all rezoning and annexations applications are consistent with their policies and procedures.

Programs

HE Program 1-8 - The City shall consider initiating the creation of a non-profit housing corporation. This would be in cooperation with the County, the Redevelopment Agency, and the Housing Authority. *(Revised 0)*

Responsibility: City of Madera, County of Madera, and Housing Authority.

Funding Source: City and County funding along with State and Federal sources.

Objective: . . . To find a private agency that could seek funding not available to public agencies, and encourage development of housing opportunities, such as self-help projects.

Time Frame: FY 2005.

HE Program 1-9 - The City shall consider establishing a Housing Advisory Commission/Committee to advise the City Council, Housing Authority, and Redevelopment Agency on affordable housing issues and programs and help set priorities for funding, policies for administration of the affordable units, and identifying regulatory barriers to affordable housing, etc.

Responsibility: City of Madera.

Funding Sources: City of Madera, Housing Authority, and Redevelopment Agency.

Objective: Create committee to serve as a sounding board for housing issues and review local policies and ordinances.

Time Frame: FY 2004.

HE Program 1-10 - The City shall continue to promote orderly growth and logical extension of urban services through coordination and cooperation with the County of Madera and other local service agencies.

Responsibility: Community Development Department

Funding Source: City General Fund and regular staffing.

Objective: Orderly growth with full provision of urban services in the urban area. The intent is to make the provision of urban level services cost efficient, and therefore residential development as affordable as possible.

Time Frame: On-going.

HE Program 1-11 – The City shall continue to coordinate with the Madera County Local Agency Formation Commission to ensure all rezoning and annexation applications are consistent with their policies and procedures. (New Program)

Responsibility: Community Development Department

Funding Source: City General Fund and regular staffing.

Objective: Ensuring consistency with LAFCO policies and procedures.

Time Frame: FY 2003; On-going.

Working with the Development Community

Policies

HE Policy 1-15 - The City shall continue to work with and assist those developers who are willing to provide low-income housing.

HE Policy 1-16 - The City shall continue to make property owners and developers aware of the density bonus provision in the Municipal Code. The City shall continue its practice of discussing density bonus provisions with every multi-family residential development application.

HE Policy 1-17 - The City shall continue to consider a waiver or reduction of fees in conjunction with the provision of housing for senior citizens or lower income families.

HE Policy 1-18 - The City shall continue to provide assistance to Tax Allocation housing projects.

Programs

HE Program 1-12 - The City shall continue to work with and assist those developers who are willing to provide low-income housing. The City shall take all necessary and proper action to expedite the processing and approval of such projects.

Responsibility: City of Madera.

Funding Sources: City of Madera.

Objective: Increase the supply of affordable housing through reductions in the costs of processing time and permit fees.

Time Frame: On-going, as requested.

HE Program 1-13 - The City shall continue to encourage private developers to make application for California Housing Finance Agency Subsidized Rental allocations which provide subsidized interest rates and operation subsidies to developers of rental housing projects. Information on the program will be provided through various City Departments and Agencies, and distributed by the Housing Advisory Commission, the Building Industry Association, and the Board of Realtors.

Responsibility: City of Madera.

Funding Sources: City of Madera.

Objective: Increase the supply of affordable housing through reductions in the costs of financing projects.

Time Frame: On-going.

Affordable Housing Incentives

Policies

HE Policy 1-19 - The City shall continue to provide incentives for the construction of affordable housing.

Programs

Program 1-14 - The City shall establish a program to make property owners and developers aware of the density bonus provision in the Municipal Code. The City shall also consider a waiver or reduction of fees in conjunction with the provision of housing for senior citizens or lower income families. Programs to encourage development of both smaller and larger housing units within a project, such as granting of additional incentives, should be considered.

Responsibility: Private sector with City responsible for zoning of adequate sites for new housing units. City of Madera in conjunction with the Housing Authority and the Redevelopment Agency.

Funding Source: Private sector. Federal and State sources as available and Redevelopment Agency Housing Funds.

Objective: To encourage the private sector to satisfy as much of the community's housing as possible. However, the City and its agencies will continue to do whatever it can to insure that unmet needs are satisfied.

Time Frame: On-going .

Funding/Subsidies

Policies

HE Policy 1-20 - The City shall continue to financially support the development of affordable housing.

Programs

HE Program 1-15 - The Redevelopment Agency shall continue to support the Construction Loan Program and Downpayment Assistance Program to provide long-term support for lower income families and first-time homebuyers.

Responsibility: City Redevelopment Agency and Housing Authority.

Funding Source: City Redevelopment Agency and Housing Authority.

Objective: Create opportunity for additional affordable units, as well as greater ability to conserve and protect those in existence.

Time Frame: Ongoing.

HE Program 1-16 - The City shall consider utilizing its Redevelopment Agency housing set-aside funds for the purchase of infill lots for very low and low income housing, to be used for the development of assisted housing. (5)

Responsibility: Madera Redevelopment Agency.

Funding Sources: Madera Redevelopment Agency.

Objective: Increase the supply of affordable housing through reductions in initial land costs.

Time Frame: On-going.

HE Program 1-17 –The City shall review potential State and Federal funding sources for affordable housing programs and submit funding applications as appropriate. ~~The City should work with affordable housing developers and local service providers to apply for funding under applicable programs including the state programs funded by Proposition 46.~~

Responsibility: City of Madera

Funding Source: City Housing Authority.

Objective: Increase the supply of affordable housing by obtaining State and Federal funding.

Timeframe: FY 2004; On going

Review and Monitoring of Housing Activities

Policies

HE Policy 1-21 - The City shall track affordability levels in the city by monitoring changes in housing sales prices and rental rates.

Programs

HE Program 1-18 - The City shall consider establishing and implementing a comprehensive annual monitoring program to document the sales price or rental rates for all new units constructed in the previous year and to determine housing affordability levels. The City shall also regularly monitor housing sales price trends of existing units.

Responsibility: Community Development Department, Redevelopment Agency

Funding Source: City funds

Objective: Ongoing assessment of housing needs and program evaluation.

Timeframe: 2003; annually

HE Program 1-19 - The City shall review the Housing Element annually and update it every five years. The City shall also review the General Plan to retain internal consistency. An annual progress report will be made to the Planning Commission and City Council on status of housing programs, recommended updates, and availability of sites to meet construction needs. The City shall submit annual reports to the Department of Housing and Community Development.

Responsibility: Community Development Department, Planning Commission, and City Council.

Funding Source: City General Fund.

Objective: An annual report on status of housing, the Housing Element, and the General Plan.

Time Frame: On-going, May of each year.

HE Program 1-20 - The City shall consider establishment of a mechanism whereby all of the housing programs in the city are monitored relative to actual housing applications. The City shall tabulate available units, along with inquiries or requests for services, on a regular basis in order to better judge total housing needs.

Responsibility: Housing Authority.

Funding Source: City General Fund.

Objective: Ongoing assessment of housing needs and program evaluation.

Time Frame: 2003; On-going.

HE Program 1-21 - The City shall continue to maintain an inventory of vacant land by zoning classification along with a subdivision activity list for references in the evaluation of available sites for housing development.

Responsibility: Community Development Department

Funding Source: City General Fund .

Objective: Current list of vacant land.

Time Frame: On-going, Biannual update.

HE Program 1-22 - The City shall develop and maintain a land management computer program for purposes of tracking development and providing a database for housing and development activity.

Responsibility: City Finance and Community Development Departments.

Funding Source: General Fund special program, input through regular staffing. City will prioritize limited staff time to programs of greatest need.

Objective: A current and readily accessible database including condition of housing data.

Time Frame: 2004; ongoing updates.

HE Program 1-23 – The City shall continue to collect data on housing construction and occupancy in group quarters for the State Department of Finance's preparation of annual population estimates and related housing data.

Responsibility: Community Development Department.

Funding Source: City General Fund.

Objective: Annual compilation of development activity.

Time Frame: Annual and on going.

PRESERVATION OF AFFORDABLE HOUSING

Goal HE-2	To ensure housing in Madera is affordable to all income groups.
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Policies

HE Policy 2-1 - The City shall use its best efforts to insure the preservation of subsidized housing units at risk of converting to market rate housing.

Programs

HE Program 2-1 - The City will sponsor an annual public information program in conjunction with the Housing Authority to inform rental property owners, landlords, and property managers about the benefits of participating in the Section 8 Programs.

Responsibility: City of Madera, and Housing Authority

Funding Sources: City of Madera, Community Development Block Grant Funding, and Department of Housing and Urban Development funds.

Objectives: Provide affordable housing through an available rent subsidy pro-gram.

Time Frames: On-going.

HE Program 2-2 – The City shall utilize Section 8 Housing Choice Voucher Program, as available, to subsidize housing costs for lower income households.

Responsibility: Madera Housing Authority.

Funding Source: HUD Section 8 funds.

Objective: Funding for additional households each year, as funds are available.

Time Frame: On-going, annual applications based on meeting eligibility requirements.

HE Program 2-3 - The City shall continue to administer the Section 8 Housing Program to provide housing opportunities for lower income households.

Responsibility: Madera Housing Authority.

Funding Source: HUD Funds.

Objective: Provision of available Housing Choice Vouchers for housing lower income persons.

Time Frame: On-going.

HE Program 2-4 - The City shall consider monitoring the status of affordable housing projects in the city with expiring affordability covenants and endeavor to maintain their affordability. The City should monitor the status of these projects, contact the owners about their plans, and, as necessary identify potential buyers and possible sources of City funding.

Responsibility: City of Madera

Funding Source: City General Fund.

Objective: To protect projects (i.e., Madera Apartments and Madera Gardens) at risk of conversion during the timeframe of this Housing Element.

Timeframe: Ongoing.

HE-Program 2-5 - The City shall develop an early warning system for tenants who are living in assisted housing units that are two years away from potentially converting to market rate units.

Responsibility: Housing Authority

Funding Source: State and Federal funds

Objective: To prevent residents from being unexpectedly displaced.

Time Frame: FY 2004

HE Program 2-6 –The City shall publicize its housing programs to residents and provide information on subsidized housing within the City. The City shall use its web site to provide information (e.g., for information on affordable rental units, housing rehab programs, the down payment assistance program, resources for homeless, etc) to residents on affordable housing in Madera as well as information on fair housing services. As staff and budget resources permit, the City should consider providing information through periodic mailings to residents.

Responsibility: City of Madera, Housing Authority

Funding Source: City of Madera, City Housing Authority

Objective: Educate public regarding subsidized housing opportunities.

Timeframe: 2004

MAINTENANCE OF EXISTING HOUSING STOCK

Goal HE-3	To conserve and improve the existing housing stock.
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Improvement of Housing

Policies

HE Policy 3-1 - The City shall utilize available new funding sources to improve housing availability and conditions of lower income households.

Programs

HE Program 3-1 – The City shall continue to work with property owners to abate dilapidated, hazardous buildings while pursuing funding sources for an active abatement program.

Responsibility: Redevelopment Agency.

Funding Source: City General Fund *Responsibility:* Redevelopment Agency; other sources as available.

Objective: To abate ten unsafe structures per year.

Time Frame: On-going.

HE Program 3-2 - The City shall utilize available funding through the Redevelopment Agency as a source to improve housing availability and conditions of lower income households.

Responsibility: Redevelopment Agency

Funding Source: Redevelopment Agency.

Objective: To maximize housing opportunities for low-income persons.

Time Frame: On going, as funds become available.

HE Program 3-3 - The City shall continue the Housing Rehabilitation Program in the city, and preserve at least 55 housing units through rental agreements for targeted income families.

Responsibility: Housing Authority

Funding Source: Community Development Block Grant Funds; Redevelopment Funds.

Objective: Rehabilitation of 8 to 10 single-family units/year depending on funding availability.

Time Frame: Annual application; on-going.

HE Program 3-4 - The City shall continue to apply for and utilize the State's Deferred Payment Rehabilitation Loan Program, within the City's ability to administer the program and commit to annual ongoing monitoring programs.

Responsibility: Housing Authority.

Funding Source: State Deferred Payment Rehabilitation Loan Program.

Objective: To supplement Community Development Block Grant funds for rehabilitation of multi-family units, as funds become available.

Time Frame: Ongoing as funds are available.

HE Program 3-5 - The City shall continue to explore Funding Sources other than Community Development Block Grant funds as well as other means to promote housing rehabilitation throughout the community.

Program Responsibility: Housing Authority.

Funding Sources: City General Fund.

Objective: An active Citywide Housing Rehabilitation Program to conserve existing residential neighborhoods.

Time Frame: On-going.

HE Program 3-6 - The City shall continue to explore new sources of toward establishment of a Neighborhood Improvement Program, as well as development of new programs.

Responsibility: City and Redevelopment Agency.

Funding Source: City General Fund, Community Development Block Grant, Redevelopment Agency.

Objective: Safe and sound housing units and adequate infrastructure.

Time Frame: On-going.

SPECIAL NEEDS

Goal HE-4	To provide a range of housing services to meet the needs of households with special needs within the city.
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Development of Special Needs Housing

Policies

HE Policy 4-1 – The City shall encourage seniors and farmworker housing to be located within walking distance (i.e., under a five minute walk) to transit, shops, and community services.

Programs

HE Program 4-1 – The City shall continue to maintain public housing units for the elderly, farm laborers, and other lower income households.

Responsibility: Madera Housing Authority.

Funding Source: HUD Funds.

Objective: Maintenance of the existing elderly units, farm labor units, and other units.

Time Frame: On-going.

HE Program 4-2 – The City shall work with nonprofit housing developers to encourage the development of rental housing for extremely-low and very-low income seniors and persons with disabilities through the HUD Section 202 and Section 811 programs as well as state programs, such as the Multifamily Housing Program.

Responsibility: Community Development Department

Funding Sources: State funding

Objective: Encourage the development of rental housing for extremely-low and very-low income seniors and persons with disabilities

Timeframe: On going

Large Families

Policies

HE Policy 4-2 – The City shall encourage developers of affordable single-family and multi-family residential projects to consider units for large families by continuing to provide incentives, such as, density bonuses and higher score on Tax Allocation applications.

Homeless

Policies

HE Policy 4-3 – The City shall continue to recognize and encourage the efforts of the Madera County Action Committee and the Rescue Mission to feed and house the homeless.

HE Policy 4-4 – The City shall provide assistance to the development of a local emergency shelter by expediting permit processing for any applications required under the local zoning ordinance.

Programs

HE Program 4-3 – The City shall work with the Fresno Madera Continuum of Care, the Madera County Community Action Agency, local faith-based organizations, and other community groups to continue to seek additional funding to help develop additional emergency shelter and transitional housing facilities in Madera.

Responsibility: Housing Authority.

Funding Source: City and County funding along with possible State and Federal sources.

Objective: Create a source of housing for the homeless, or emergency housing for families.

Time Frame: FY 2004; On-going.

HE Program 4-4 - The City shall support legislation that create funds for emergency shelters that include administration costs and/or are of sufficient amounts that allow for program start-up and acquisition of emergency housing facilities.

Responsibility: Madera Housing Authority and the Madera County Community Action Committee.

Funding Source: State or Federal funds.

Objectives: Provision of emergency shelters for the homeless.

Time Frame: On-going.

Seniors

Policies

HE Policy 4-5 - The City shall encourage affordable independent/semi-independent living accommodations for Madera's senior population.

HE Policy 4-6 - The City shall encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate.

Programs

HE Program 4-5 - The City shall monitor the demand for senior housing to ensure that their needs are being met on an ongoing basis.

Responsibility: Community Development Department.

Funding Source: City General Fund.

Objective: Identify unmet need for senior housing

Time Frame: On-going.

Persons with Disabilities

Policies

HE Policy 4-7 - The City shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

Programs

HE Program 4-6 -The City shall amend its Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.

Responsibility: Community Development Department,

Funding Source: City General Fund

Objective: Provide reasonable accommodation for individuals with disabilities

Time Frame: FY 2004

HE Program 4-7-- The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.

Responsibility: Community Development Department,

Funding Source: City General Fund

Objective: Educate public regarding reasonable accommodation law

Time Frame: FY 2004

Farmworkers

Policies

HE Policy 4-8 - The City shall promote farmworker housing that meets the basic City safety standards.

HE Policy 4-9 - The City shall consider alternative housing types for farmworkers that meet their unique needs.

HE Policy 4-10 - The City shall assist in the reduction of the total number of substandard farmworker units, by engaging in construction, rehabilitation, and demolition projects.

Programs

HE Program 4-8 - The City shall identify farmworker housing that is in substandard condition and seek means to improve such conditions through active code enforcement and housing assistance programs. *(New Program)*

Responsibility: Housing Authority

Funding Source: Federal and State Funds

Objective: Reduce the amount of persons living in substandard conditions

Time Frame: FY 2005

HE Program 4-9 - The City shall review the Zoning Ordinance and ensure that it adequately supports the development of farmworker housing within appropriate zoning districts.

Responsibility: Community Development Department,

Funding Source: City General Fund

Objective: Remove barriers to the development of farmworker housing.

Time Frame: FY 2004

EQUAL OPPORTUNITY

Goal HE-5	To provide decent housing and quality living environment for all Madera residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.
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Policies

HE Policy 5-1 – The City shall continue to uphold the Fair Housing policy of the City of Madera.

HE Policy 5-2 – The City shall promote housing opportunities for all persons regardless of age, race, religion, sex, marital status, national origin, color, disability, economic level, or other barriers that prevent choice in housing.

Programs

HE Program 5-1 - The City shall continue to update its report on impediments to fair housing and action in support of equal housing opportunity for all persons in Madera through enforcement of, and direct response to all claims of unlawful practices prohibited by the Fair Housing Policy. The City shall also continue with its monitoring program and public information seminar.

Responsibility: City Housing Authority, Redevelopment Agency, Community Development Department, under the direction of Fair Housing Coordinator.

Funding Source: City General Fund - regular staffing.

Objective: Implementation of the City's Fair Housing Policy, along with revisions to make infractions a violation of the Municipal Code and enforceable by City Staff.

Time Frame: Ongoing

HE Program 5-2 - The City shall maintain its contract with the Fair Housing Council of Central California in providing fair housing education services, complaint resolution, and silent buyer services.

Responsibility: City of Madera and FHCCC.

Funding Source: Community Development Block Grants.

Objective: Implementation of the City's Fair Housing Policy.

Time Frame: Annually.

NEIGHBORHOOD PRESERVATION

HE Goal-6	To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.
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Aesthetics

Policies

HE Policy 6-1 – The City shall encourage the preservation and enhancement of architecturally significant structures.

HE Policy 6-2 – The City shall require residential project design to reflect and consider natural features, circulation, access, and the relationship of the project to surrounding uses.

HE Policy 6-2 – The City shall promote quality design and appearance of all new multi-family units so that it adds value to the community's built environment and reduces potential for community objection.

Programs

HE Program 6-1 – The City shall support efforts to preserve and restore historically and architecturally significant structures through cooperative effort with private individuals and groups by providing staff assistance on planning and code issues.

Responsibility: Private sector with assistance from Planning and Building Divisions, and the Redevelopment Agency.

Funding Source: Private and City Funding along with Redevelopment Agency funding for publicly owned buildings.

Objective: To recognize and preserve significant structures in Madera.

Time Frame: On-going.

Maintenance

Policies

HE Policy 6-3 – The City shall support and promote vigorous code enforcement efforts on residential units to alleviate hazardous condition and achieve a safe and healthful living environment for all residents.

HE Policy 6-4 – The City shall utilize Federal and State grant programs for the betterment of housing conditions and related infrastructure in residential development.

Programs

HE Program 6-2 - The City shall continue to maintain the Rental Housing Unit Business License requirement to assist in funding code compliance efforts relative to housing maintenance violations.

Responsibility: Finance Department.

Funding Sources: Funds from license requirement.

Objective: To assist in funding code compliance efforts.

Time Frame: On-going

HE Program 6-3 - The City shall continue the Comprehensive Street Maintenance Program and other service system maintenance and improvement programs.

Responsibility: Public Works Department, in conjunction with Engineering Division on Improvement projects.

Funding Sources: Measure A, and State and Federal sources

Objective: To maintain and improve existing level of services in residential areas (streets, water, sewer, and storm drainage).

Time Frame: Annual review in conjunction with City Budget, activity; on-going.

ENERGY CONSERVATION

HE Goal-7	To encourage energy efficiency in all new and existing housing.
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Policies

HE Policy 7-1 – The City shall promote the use of energy conservation measures in residential units to conserve energy as well as reduce household utility costs.

HE Policy 7-2 – The City shall encourage the continuation of energy conservation programs offered through P.G.&E. including low interest financing of energy conservation measures.

Programs

HE Program 7-1 - The City shall continue to incorporate energy measures into Housing Rehabilitation work, especially insulation and weather stripping.

Responsibility: City Housing Authority Rehabilitation Division.

Funding Source: Community Development Block Grant Funds.

Objective: To conserve energy and reduce utility costs for low-income families; 8 to 10 units/year.

Time Frame: On-going.

HE Program 7-2 – The City shall continue to seek out and utilize available funds for weatherization and energy conservation work in homes.

Responsibility: Community Development Department, Housing Authority Rehabilitation Division; current funds available through Self-Help Enterprises; the Fresno County Economic Opportunities Commission; and the Madera County Community Action Committee.

Funding Source: State and Federal grant and private utility company programs.

Objective: Conservation of energy and reduced housing costs for elderly and lower income households.

Time Frame: On-going (subject to availability of funds).

SMART GROWTH

HE Goal-8	To manage and promote sustainable growth that leads to an efficient, safe, attractive, and vibrant community.
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Mixed Use Development

Policies

HE Policy 8-1 – The City shall support efforts to examine City processes and policies to promote opportunities for horizontal mixed-use development within the community along with the potential for vertical mixed use in the Downtown area.

Programs

HE Program 8-1 – The City shall identify other communities, similar to Madera, that have successfully completed horizontal mixed-use projects. The City shall make information regarding successful models available to local developers.

Responsibility: Community Development Department, Redevelopment Agency.

Funding Source: City General Fund

Objective: Encourage developers to attempt horizontal mixed use projects.

Time Frame: FY 2005

Jobs Housing Balance

Policies

HE Policy 8-2 – The City shall make the attraction of industrial, office, and commercial development a high priority in an effort to promote the creation of new jobs in the community, improve the financial resources of residents, and create a balanced community that is more resistant to economic downturns .

HE Policy 8-3 – The City shall encourage more job-intensive industries to locate in the community. The City shall seek high quality and higher paying jobs.

HE Policy 8-4 – The City shall improve the jobs/housing linkages through the development of housing in proximity to jobs, and both in proximity to public transportation. The City shall increase the supply of affordable housing and support efforts to match job income and housing affordability levels.

Mobility, Livability and Transit Support

HE Policy 8-5 - The City shall promote residential development patterns that protect and improve air quality.

HE Policy 8-6 - The City shall enhance community livability by promoting in-fill, transit-oriented and walkable communities, and compact development.

HE Policy 8-7 - The City shall promote opportunities for transit use and alternative modes of transportation including improved bus access and enhanced walking and biking facilities.

HE Policy 8-8 - The City shall increase connectivity between residential and non-residential uses (i.e., commercial, industrial, and institutional uses).

HE Policy 8-9 - The City shall encourage residential project sites to be designed to increase the convenience, safety, and comfort of people using public transportation, walking, or cycling.

HE Policy 8-10 - The City shall ~~encourage future medium and high density housing projects to be located near existing transit routes~~ coordinate with transit providers to ensure that transit routes are in proximity to high density housing sites.

Social Justice and Equity

HE Policy 8-11 The City shall improve conditions in disadvantaged neighborhoods, ensure environmental justice, and increase access to jobs, housing, and public services for all residents in the region.

QUANTIFIED OBJECTIVES

One of the requirements of state law (California Government Code, Section 65583[b]) is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Table II-1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the time frame of the Housing Element (2003-2008).

TABLE II-1					
SUMMARY OF QUANTIFIED OBJECTIVES					
Objective Category/Program	Very Low	Low	Moderate	Above-Moderate	Total
FAIR SHARE ALLOCATION					
HCD Housing Needs Determination (2001-2008)	921	797	986	2,276	4,980
Permit Development Activity (2001 - 2002)	104	130	84	888	1,209
Remaining Need (2003 - 2008)	817	667	902	1,388	3,771
NEW CONSTRUCTION					
CONSERVATION/PRESERVATION OF AT-RISK UNITS	146*	631*	877*	1,411	3,065*
REHABILITATION	43**	43**	43**	--	129
TOTAL	27	27	15	--	69
TOTAL	216	701	935	1,411	3,263
* Based on a growth rate from the five highest years of housing production over the last 12 years.					
** Based on the preservation of the Madera Apartments and the Madera Garden Apartments.					

APPENDIX A: HOUSING ELEMENT GLOSSARY

GLOSSARY

Assisted Housing Developments - Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multifamily rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

Below-Market-Rate (BMR) - Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

California Environmental Quality Act (CEQA) - A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Housing Finance Agency (CHFA) - A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.

City - City with a capital "C" generally refers to the City of Madera government or administration. City with a lower case "c" generally refers to the geographical area of the city, both incorporated and unincorporated territory (e.g., the city bikeway system).

Community Development Block Grant (CDBG) - A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible - Capable of existing together without conflict or ill effects.

Consistent - Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent - The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Dedication, In lieu of - Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density, Residential - The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus - The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Developable Land - Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Dwelling Unit - A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Encourage, v. - To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance, v. - To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR) - A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Market Rent - The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family - (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living

together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible - Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Goal -The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Gross Rent - Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Household - All those persons -- related or unrelated -- who occupy a single housing unit.

Households, Number of - The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development, Department of (HCD) - The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD) - A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA) - Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Unit - The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee - A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Inclusionary Zoning - Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate income households for a specified period.

Implementation Program - An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Infill Development - Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Jobs/Housing Balance; Jobs/Housing Ratio - The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Lease - A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Low-income Housing Tax Credits: Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Mean - The average of a range of numbers.

Median - The mid-point in a range of numbers.

Mitigate, v. - To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use - Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home - A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a

lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Multi-family Dwelling Unit - A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding - Households or occupied housing units with 1.01 or more persons per room.

Parcel - A lot in single ownership or under single control, usually considered a unit for purposes of development.

Poverty Level - As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Quantified Objective - The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower- income use), given the constraints.

Redevelop - To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional Housing Needs Share - A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation - The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family - Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family - A single dwelling unit on a building site.

Rezoning - An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit - A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

Section 8 Rental Assistance Program - A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seniors - Persons age 65 and older.

Shall - That which is obligatory or necessary.

Should - Signifies a directive to be honored if at all feasible.

Site - A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Subdivision - The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Map Act - Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize - To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing - Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Vacant - Lands or buildings that are not actively used for any purpose.

Zoning - The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

APPENDIX B: BIBLIOGRAPHY AND PERSONS/AGENCIES CONSULTED

BIBLIOGRAPHY

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State Independent Living Council. Independent Living, Report to the California Legislature on State Services Which Foster the Ability of People to Live Independently. March 1998.

United States Bureau of the Census. 1990 Census. 1990.

United States Bureau of the Census. 2000 Census. 2000.

PERSONS/AGENCIES CONSULTED

PERSONS CONSULTED

- Clay, Wayne, City of Madera Wastewater Treatment Plant
- Holguin, Al, City of Madera Public Works Department
- McClintock, Larry, City of Madera Community Development Department, Building Division
- Pistoressi, Mike, DMP Development
- Roman, Margie, City of Madera Community Development Department, Building Division
- Underwood, Dave, City of Madera Wastewater Treatment Plant

AGENCIES CONSULTED

- California Housing Partnership Corporation
- Central Valley Regional Center
- Fresno Madera Continuum of Care
- Madera, City of - Senior Program Office and Senior Centers
- Madera Association of Realtors
- Madera Community Action Agency
- Madera Housing Authority
- Madera Redevelopment Agency
- Madera Rescue Mission
- Madera Unified School District
- USDA Rural Development

APPENDIX C: PUBLIC PARTICIPATION

As part of the Housing Element process, the City implemented the State's public participation requirements in Housing Element Law, indicated in Government Code Section 65583 (c) (6) (B), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community."

The City used several methods to solicit comprehensive and continued input and participation from local residents, housing developers, non-profit housing development and management organizations, social service providers, neighborhood associations, and the business community. The City distributed announcements of Stakeholder/Community Workshops to a mailing list (see Appendix A) that includes, but is not limited to, affordable housing developers and advocates, fair housing advocates, churches, homeless advocates, and minority organizations. In addition, the City placed a public announcement in the local newspaper. For those interested in reviewing the Housing Element, the City had copies of the Draft Element available at the front counter of the Planning Department as well as at the Stakeholders/Community Workshops.

The following describes the nature of the public outreach and the date at which it occurred:

Date	Nature of Meeting
12/17/02	<i>Stakeholders/Community Workshop #1</i> — The Housing Element Consultants made a presentation to the general public and local stakeholders giving them an overview of the update process, outlining State housing law, and describing the required components of the Housing Element Background Report and Policy Document. The Consultants summarized the findings of the Draft Background Report. After the presentation, City Staff gave the public and stakeholders an opportunity to identify key housing issues in Madera.
2/10/03	<i>Stakeholders/Community Workshop #2</i> — The Housing Element Consultants made a presentation to the general public and local

stakeholders giving them an overview of the Housing Element Policy Document including outlining the various State law. The Consultants summarized an inventory of available policy/programs strategies that are available to the City. After the presentation, City Staff gave the public and stakeholders an opportunity to identify key housing issues in Madera.

4/23/03 *Joint City Council/Planning Commission Study Session* — City Staff and the Housing Element Consultants presented the Draft Housing Element. The City Council and Planning Commission gave direction to City Staff and the Housing Element Update Consultants on what revisions can be made to the Draft Housing Element before submitting the draft to California Department of Housing and Community Development (HCD) for their 60-day review.

APPENDIX D: LOCAL STAKEHOLDERS MAILING LIST

Housing Advocates/Interest Groups

Christina Alley Central Valley Coalition for Affordable Housing	Jason Baldwin, Executive Director Madera County Farm Bureau	Carol Barney, Director Madera County Health Department
Kenneth E. Bernstein, Medical Director Camarena Health Center	MJ Borelli, Executive Director Fair Housing Council of Central California	Nelli Duran, Housing Coordinator/Case Manager Resource Recovery Center
Mauna Ekema Central Valley Christian Housing Development Corporation	Sally Frazier, County Superintendent of Schools Madera County Office of Education	Mike Fuller Madera's Making a Difference
Rae Gomes, Community Relation Director Madera Community Hospital	Anne Harris Public Health Education Coordinator Madera County Dept. of Public Health	Dave Herb, Planning Director Madera County Planning Dept.
Nancy Hinds, Executive Director Hospice of Madera County	Roger Leach, President Madera Ministerial Association c/o Valley West Christian Center	Madera County Board of Realtors
Glenn Mays, Veterans Service Officer Madera County Veterans Service Office	Ursula Moore, Coordinator Madera County Office of Migrant Education	Baldwin Moy California Rural Legal Assistance
G. Clifford Mullins, Director Madera Rescue Mission	M.J. Nabors Madera County Action Agency	Julia O'Kane, Superintendent Madera Unified School District
Ron Prestridge Corporation for Supportive Housing	Mike Purtell, Deputy Director Poverello House	Esther Ruiz, Clinic Coordinator Planned Parenthood of Madera County
Rollie Smith, Community Builder U.S. Department of Housing & Urban Development Fresno Area Office	U.S. Dept. of Social Security	Celia Valdez, Loan Processor Self-Help Enterprises
Ron Vargas, Co. Director University of California Extension	Herb Walsh, Director Madera County Welfare Department	Jacqueline Williams, Coordinator Downtown CDC One by One Leadership

Realtor/Builder/Developer List

Criss Abshire Abshire Enterprises	Jon Basila Basila Construction 2	David Berry
Dave Brown Madera Custom Builders	Mitch Covington, Developer	Ron Daggett
Don Floyd Don Floyd and Associates (Realtors)	Gary Gianetta	Gary Giersch
Ron Greenwood	Larry Hall	Steve Hare
Alex Hernandez	King Husein	Brad Koach

David Kyriss Kyriss Construction	Mary Long Madera County Community Action Agency	Madera Custom Builders
Dan Mahr Triple D Land Development	Pete Metchikoff Metchikoff Construction	Metco Development
Jay Quick Jay Quick Construction	Jill Renden Darin M. Camarena Health Centers, INC.	Christine Richard City of Madera Housing Authority
Mike Rodriguez Central Valley Builders	Jorge Rojas, Grants Manager City of Madera	Nora Salazar Nora and Associates (Realtors)
Calvin Taylor	Paul Taylor Taylor Builders	Jim Taubert, Director Madera Redevelopment Agency
Stan Toschi Anthony Contracting	Jack Wathen Spalding Wathen	Steve Weil Horizon Enterprises
Lou Wiebe Pro- Z, (Realtors)	Eldon Woods Spencer Enterprises	William Zoslocki
Other Organizations		
Building Industry Association	Madera Community Hospital	Madera County Department of Public Health
Madera County Department of Social Services	Mexican American Political Association	National Association for Advancement of Colored People
U.S. Department of Social Security		

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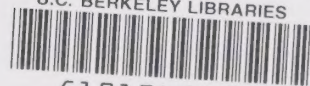
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